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FINAL REPORT ON THE
Survey and Revision of Records
recently completed for the
BENARES DISTRICT.

By F. W. PORTER, C.S.,

Magistrate and Collector of Allahabad, and late Settlement Officer of Benares.



ALLAHABAD:

NORTH-WESTERN PROVINCES AND OUDH GOVERNMENT PRESS.

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FROM

THE SECRETARY, BOARD OF REVENUE,
NORTH-WESTERN PROVINCES,

TO

THE CHIEF SECRETARY TO GOVERNMENT,
N.-W. P. AND OUDH, REVENUE DEPARTMENT.

Dated Allahabad, the 24th January, 1889.

SIR,

Present:
A. DANIELL, ESQ.,
Senior Member.

In continuation of my No. ^{1384N}_{I-76}, dated 25th August, 1887, No. ¹²⁷_{I-100}, dated 29th February, 1888, No. ²¹²_{I-110}, dated 18th April, 1888, and No. ⁴⁸⁴_{I-49}, dated 22nd November, 1888, submitting respectively the final settlement reports of Gházipur, Ballia, Jaunpur and Mirzapur I am now directed to submit the final settlement report of Benares by Mr. F. W. Porter, which, with the Commissioner's review, was received from the Government Press on the 18th April, 1888.

2. The Benares district consists of three tahsils, Chandauli, Benares and Gangapur, with an aggregate area of 1,009 square miles. The present report deals only with two tahsils, Chandauli and Benares, comprising an area of 891 square miles. Tahsil Gangapur, which forms a portion of the Family Domains of the Mahárāja of Benares, was surveyed at his cost, and its records were revised under the superintendence of officers appointed by him. The report on the revision of the records of tahsil Gangapur was submitted with my No. ^{636N}_{I-11} of the 9th June, 1886, and the correspondence on the subject closed with G. O. (Revenue Department) No. ⁷⁹⁴_{I-153A} of the 8th June, 1888.

3. The circumstances which necessitated a cadastral survey of, and the preparation of a new record-of-rights for, the permanently-settled districts of these provinces, of which Benares is one, have been set forth in detail in the Board's reviews of the final settlement reports of Gházipur and Jaunpur. It had at first been proposed to revise the records of Benares on the basis of the old maps, but these were afterwards found to be useless and misleading, and a professional survey was accordingly directed as in the other permanently-settled districts. The method of operation followed in Benares was, however, in some important respects, new and demands special notice.

The system of combined survey and settlement, which, with certain improvements, has now been prescribed for Basti and Gorakhpur, was for the first time followed in its entirety in Benares after a partial trial in the Gangetic valley of Mirzapur. The leading feature of this system was that it provided for the almost simultaneous preparation of map, khasra, hissa-kashi or rough khewat, and rough jamabandi slips,

and the attestation of the two latter by utilizing the Survey Department in proceedings connected with the record-of-rights under the orders of the Settlement Officer. The survey work proper was carried on by the survey staff independently of the Settlement Department and under the orders of the Survey Officers, but in all matters connected with the record-of-rights, the Survey staff was looked upon and employed as the Settlement Officer's Assistants. In the Gangetic valley of Mirzapur, the Survey Department was utilized in filling up most of the columns of the khasra; but the Settlement officials were expected to satisfy themselves, by a subsequent and separate verification, of the correctness of all the entries with the exception of a few, for which the Survey officials were exclusively responsible. Moreover, the khatiaunis (jamabandi slips) and jamabandis of the Gangetic valley of Mirzapur were prepared and attested by the Settlement staff without any assistance from the Survey Department. Under the system followed in Benares, the Survey Department filled in all the columns of the khasra, prepared the rough jamabandis, and took part even in the preparation of the rough khewats. A detailed description of the Benares system will be found in the memo. (Appendix II) received with G. O. No. 273 of the 31st January, 1883, and quoted in para. 39 of the report. A brief summary of it is all, therefore, that need be given here. The Survey Amín was first employed in defining the boundaries of a village and dividing it off into squares. The Survey Inspectors and the Settlement Munsarims in the meantime prepared the hissa-kashi or rough khewat and entered the headings of cultivator's name, &c., in the jamabandi slips with the aid of the patwáris and in the presence of the zamindárs and tenants. After this was done and the Survey Amíns commenced the field measurements, the patwáris made the necessary entries in the form of a Hindi khasra and entered the fields as they were measured in the jamabandi slips. The Survey Amíns also made similar entries in the form of an Urdu khasra, and in case of zamindárs or tenants disputing any entries, such entries were left blank and lists of these disputed entries were made by both the Survey Amíns and the patwáris. The Survey Inspectors and the Settlement Munsarims visited the Amíns and the patwáris while they were thus working and attested the entries already made. The papers which were ready by the time the field measurements were completed, were (1) the original field map, (2) the Amín's rough Urdu khasra, (3) the patwári's rough Hindi khasra, (4) the jamabandi slip, (5) the lists of disputes, and (6) the hissa kashi. But the areas were not filled up in the case of any of these papers as yet. After all the papers had been thoroughly tested by the Survey Inspectors and Settlement Munsarims and the undisputed jamabandi slips had been signed by the zamindárs, tenants, and patwáris and short abstracts of facts as stated by the contending parties had been made by the Settlement Munsarims in cases of disputes, the original field maps and the Urdu khasras were made over to the Survey Department. Preliminary traces of the maps were thereupon supplied by the Survey Department, and with these the Settlement Deputy Collectors visited the villages, attested the rough khewats and jamabandi slips and settled the disputes. The Survey Department in the meantime inked up the original field maps which it retained, and

after working out the field areas completed the Urdu khasras and made them over to the Settlement department. The latter department then entered the areas in the jamabandi slips and, after this was done, distributed attested copies of the slips to the tenants affected. If no objections were filed within the period allowed for filing them, *viz.*, 15 days, the zamindárs and tenants were held to have agreed to the entries.

4. Under the system described above, attestation by the Settlement staff proceeded hand in hand with, or followed closely, the preparation of the initial or rough records by the Survey staff. The preparation of records was further simplified by the abolition of the *wajib-ul-arz* and the substitution for it of a Memorandum named *Halat Dehi*, of all noteworthy points in the constitution of a village *e.g.*, the methods of the collection of rent and revenue, cesses under section 66, Act XIX of 1873, and other matters recorded after enquiry by the Settlement Munsarims and Deputy Collectors. During the interval which elapsed according to the old practice between the survey and the preparation of the record-of-rights many changes took place, and the necessary corrections which had subsequently to be made in the survey statistics by the Settlement staff involved additional labour and expense and by prolonging operations were a source of harassment to the people. The merits of the new system are that it is much simpler and consequently less expensive to the State as well as far less harassing to the people. Mr. Porter has in para. 43 of the report enumerated and, in the Board's opinion, satisfactorily disposed of the objections which have been made against the system. It has now been worked without any difficulty not only in Benares, where the revision of records was not accompanied by a revision of assessment, but also in Basti and Gorakhpur, where the revised records form the basis of a revision of assessment. But, as may be expected when a new system is first introduced, the details of the procedure followed in Benares were not without some defects. Mr. Lumsden points out that, attestation having to a great extent been carried out before the areas of the fields and holdings were worked out and entered in the jamabandi slips, there was some avoidable litigation towards the close of the settlement proceedings regarding tenants' rights and holdings, which the Deputy Collectors, in their anxiety to push on and complete the work rapidly, disposed of in a rather summary way. Some errors, which could not be very numerous, thus crept into the settlement records; but Mr. Lumsden considers that, notwithstanding these, the revised records of Benares would stand comparison in point of accuracy with those of the other permanently-settled districts in which the survey and revision of records were carried out separately. The Judge (Mr. Donovan) and the Collector (Mr. Adams), who have had opportunities of examining the revised records of Benares since the close of settlement operations, are also of opinion that they are very fairly accurate, though they contain a certain percentage of errors due to great hurry in the completion of the work. The incorrect record of roads which has been brought to notice by the Collector is to be regretted. The Board have issued orders for the correct record of roads and other Government land in Jhānsi, which is about to be surveyed.

5. No record-of-rights was prepared at the permanent settlement. A record-of-rights was framed for the first time between 1836 and 1841 by Messrs. Chester and Wylly. These comprised the map, the khasra, the jamabandi, the khewat, the *wajib-ul-arz*, the darkhwast or engagement, and the final rubkari. The maps and the khasras prepared between 1836 and 1841 were of little practical use, the former having been mere sight sketches compiled by untrained men and not in accordance with any fixed scale, and the latter having contained details of fields which were quite incorrect and which had been either deliberately concocted or entered by guess-work. As compared with the other records, the jamabandis seemed to have been fairly complete records of tenants' holdings as they stood 50 years ago. But the khewats showed only the names of heads of families from whom engagements had been taken for maháls or groups of villages, and were defective in omitting mention of other co-sharers or subordinate proprietors. In fact, it would appear that they only showed the names of the persons with whom settlement was made. Both khewats and jamabandis had, however, become obsolete, no attempt having been made to keep them up to date.

6. The new settlement records of Benares are composed of the following papers :—

Volume I, comprising the khewat, the jamabandi, and the halat dehi, and

Volume II, comprising the map, the khasra, the grove statement, the well statement, the general village statement, the final rubkari for distribution of revenue, and the final rubkari of settlement.

Of these papers the most important are the map, the khasra, the khewat, and the jamabandi.

7. As regards the maps, these have been prepared for almost the whole district on the scale of 16 inches to a mile. In the case of 30 villages in the neighbourhood of the city the scale was increased to 32 inches per mile on account of the small size of the fields and holdings, while in the case of the city itself the scale of 64 inches to the mile was adopted. In 1884 the Board decided that the standard unit of measurement throughout the Benares Division should be the Sháhjaháni bigha of 3,025 square yards with a jarib of 55 yards, and Mr. Porter stated that this bigha had actually been employed in preparing the revised records of Benares. In para. 50 of the report he observes that his statement was made by an unaccountable mistake, the bigha really used being the Dankini one, which is 56 yards square or 3,136 square yards. He, however, considers that a column showing the area in Sháhjaháni bighas can easily be added to the khasra by the patwáris with the help of a table for converting acres or bighas of 3,136 square yards into bighas of 3,025 square yards. In Mr. Porter's opinion a change in the unit of measurement which has been recognised and used for a long time by the people would lead to many disputes, unless introduced gradually, and for this reason he recommends that measurements in both Dankini and Sháhjaháni bighas should be entered for the present, and that Dankini areas should not be omitted until the people become accustomed to the Sháhjaháni areas. The Board agree with Mr. Porter in this respect. Indeed, as

will appear from the following extract from a communication made by the Board to the Commissioner, Benares Division, in December, 1884, it was never their intention to ignore the Dankini bigha or any other local measure altogether :—

“There is no intention of discarding the local bigha as far as it is used for village purposes, but only for employment in official records. There is still a column (2) of the khasra for the local bigha, and it can be used wherever the people wish to use it. No special chains will be supplied by Government, and column 4 of the khasra will be filled up with the standard bigha, to which the patwári's chain will be adapted and in which all returns may be made, &c, &c., &c.

“The introduction of the standard bigha for official measurements need have no effect on rights of tenants at fixed rates. As a matter of fact, in the district from which this objection comes the difference between the local and the standard bigha is so slight that even if it were intended to discard the former in local measurements (which is not the case), it is hardly likely that the change would be noticed. It amounts to less than 2 per cent., or one anna in every Rs. 3-8-0, and the *latha* will be 8 feet 3 inches instead of 8 feet 4½ inches.”

The Officiating Commissioner was of opinion that the adoption of the Sháhjaháni bigha as the standard unit of measurement in the patwáris' annual papers would cause confusion and danger without any commensurate advantage, and that uniformity would be secured at too great a cost. This view is not warranted by experience. The advantages of adopting a uniform standard unit of measurement are obvious, and the Sháhjaháni bigha has been employed as the unit of measurement in the greater portion of the provinces without any inconvenience. The Board came to a decision on the point in 1884, after fully considering all the circumstances connected with it, and can see no necessity for re-opening the question.

8. There is nothing particular to notice with respect to the preparation of the jamabandi. Great difficulty was, however, experienced in compiling the khewat. Assessments were made at the permanent settlement mostly on complex maháls consisting of groups of villages or portions of villages, and all the co-sharers in such maháls were held jointly and individually responsible for the payment of the total revenue. The Settlement Officer explains in para. 69 the difficulty he experienced in ascertaining and recording individual responsibilities, while maintaining the joint responsibility of each sharer for the total revenue of a mahál. The difficulty was considerably increased owing to the complex maháls having undergone numerous changes and subdivisions since the permanent settlement, and to either no records or misleading ones having been forthcoming of a great many of those changes and subdivisions. In accordance with the arrangement which was approved of in G. O. (Revenue Department) No. 2262, dated 24th October, 1883, Mr. Porter has prepared two khewats, one showing the rights and responsibilities of the co-sharers in each village or portion of a village, and the other showing these for the whole mahál. The Board are in correspondence with the Director of Land Records and Agriculture regarding the maintenance of the mahálwar khewats. Mr. Lumsden bears testimony, both from his own experience and from the very small number of appeals in cases connected with proprietary rights, to the almost absolute correctness of the khewats prepared by the Settlement Department.

9. The distribution of revenue by mauzas has been effected in the case of 285 complex maháls with the consent of the zamindárs. In the case of 201 complex maháls the former records showed that a distribution was already in existence. The owners of 93 complex maháls, of which 44 belong to the Mahárája of Benares and the remainder to single zamindárs or members of undivided Hindu families, objected to a mauzawar distribution of revenue. So long as these maháls are held under a zamindari tenure, as they are at present, there seems to be no necessity to press for any formal distribution.

10. The total area of the Benares district according to the last survey is 569,866 acres. Of these 82,097 acres are unassessable, being either revenue-free or barren, and 73,158 acres are culturable, being either groves and old waste or new waste. The remaining 414,611 acres are cultivated. 181,468 acres, or about 44 per cent. of the cultivated area, are irrigated. The last survey showed an increase of 8,956 acres over the survey of 1840 in the total area of the district. The increase is attributed to the inclusion in the last survey of the cantonment area, which was left out in the survey of 1840 ; to the transfer of six villages from Jaunpur after the survey of 1840 ; to the inclusion of the bed of the Ganges in the areas of riparian villages ; and, lastly, to ordinary variations in survey. The cultivated area was also found to exhibit an increase of 16,187 acres or 4 per cent., and the irrigated area a decrease of 32,765 acres since 1840. The decrease in the irrigated area, or at least the greater portion of it, is probably due to differences of classification at the two surveys, as noted in para. 5 of the Board's review of the Gházipur report. Most of the irrigation being dependent on jhíls, tanks, ponds, and embankments, the extent of the irrigated area varies considerably from year to year according to the season, but there is no reason to believe that the real irrigable area has decreased. A decrease of 53,159 acres in the barren area and a corresponding increase in the culturable and the cultivated area at the last survey are ascribed to much culturable land having been entered as barren in the records of 1840.

11. The crop areas at the last revision and the revision of 1840 are compared below :—

	Under kharif.	Under rabi.	Total crop area.	Dofasli area.	Cultivated area (<i>i. e.</i> , difference between columns 3 and 4).
	1	2	3	4	5
	Acres.	Acres.	Acres.	Acres.	Acres.
At the revision of 1840 ...	205,222	199,977	405,199	6,775	398,424
At the last revision ...	202,861	221,330	424,191	9,580	414,611

It would seem clear, however, that there is some miscalculation in the figures entered in column 4. According to the Director's last annual return [App. 13.E—Miscellaneous, page 175A, Board's Revenue Administration Report for 1886-87], the dofasli area in 1294F. was 62,480 acres. There has been a decrease of 20,299 acres since 1840 in

the area under sugarcane, as its cultivation has been replaced to a great extent by that of rice and hemp.

12. The number of mauzas in the district was 2,011 at the last revision against 2,004 in the revision of 1840. The increase of seven mauzas is due to a transfer of six from Jaunpur after the revision of 1840 and to the lands of the Central Jail in pargana Sheopur of tahsíl Benares having been treated at the last revision as a separate mauza. The number of maháls at the last revision was 1,494. Of these 579 are complex maháls, to which reference has already been made in paras. 8 and 9, and the remaining 915 are either entire villages or parts of villages, each with a separate assessment. There were 1,086 maháls only at the revision of 1840. The increase of 408 is due to partitions. The number of maháls at the last revision, viz., 1,494, is subdivided as follows according to the tenures under which they are held :—

Zamindári, 1,119, with an area of 432,022 acres and a revenue of Rs. 6,52,968-15-8.

Perfect pattidári, 1, with an area of 16 acres and a revenue of Rs. 35.

Imperfect pattidári, 374, with an area of 115,719 acres and a revenue of Rs. 1,17,440-15-2.

Besides these there are sankalapdárs, muáfídárs, and other persons who have obtained proprietary title in plots of land either by grant from zamindárs or prescription. The area held under these miscellaneous tenures is 22,109 acres. In 31 maháls, an aggregate area of 4,838 acres with a revenue of Rs. 5,087-13-5 is held by mukarraridárs under perpetual leases from the superior proprietors, and subject to the terms of the leases, these tenures are heritable and transferable.

13. The Maharája of Benares is the largest landowner in the district. Of the landed proprietors, 91·75 per cent. are Hindus and the remaining 8·25 per cent. are Muhammadans. There has been a falling off of 1·39 per cent. in the number of Hindu proprietors since 1840, while the number of Muhammadan proprietors has increased by 1·41 per cent. during the same period. Chhatris among Hindus have lost nearly half and Shaikhs among Muhammadans nearly one-fourth of the landed property they held about 50 years ago. The report does not show whether proprietary rights are as minutely subdivided as in the other permanently-settled district, and if so, whether any one system of calculation was prescribed for expressing the fractional proprietary shares in a mahál.

14. As regards the cultivating classes, 97·4 per cent. of them are Hindus and the remaining 2·6 per cent. are Muhammadans. The holdings of "Mahajans" and "agriculturists" among Hindus, Saiyads among Muhammadans, and miscellaneous castes among both Hindus and Muhammadans have decreased, while those of other castes have increased in area during the last 50 years. But in no case have the changes been of any importance.

15. The total area of cultivating holdings is 437,834 acres. Of these 89,317 acres, or 20 per cent., are held by zamindárs, 317,318 acres, or 72 per cent., are held by tenants, 30,877 acres, or 7 per cent., are rent-

free holdings, and 322 acres, or nearly 1 per cent., are *parjot* holdings. Of 89,317 acres held by zamindárs, 95 per cent. is *sír* and the remaining 5 per cent. is ordinary *khádkashí*. The area held by tenants, *viz.*, 317,318 acres, is distributed as follows:—

	Acres.			
Ex-proprietary	...	...	...	1,771, or 5 per cent.
At fixed rates	...	...	...	89,510 „ 28.2 „
Occupancy	...	...	...	188,815 „ 59.5 „
Non-occupancy	...	...	...	37,222 „ 11.8 „

The most satisfactory feature of the distribution is that only about 12 per cent. of the total tenant cultivation is held by tenants-at-will, while the whole of the remaining 88 per cent. is held under privileged tenures. The percentage of total tenants' land held by tenants-at-will is 22 in Gházipur, 10 in Jaunpur, and 15 in Ballia. In Benares the zamindárs do not appear to object to the acquisition of occupancy rights in the case of good tenants. But there is said to be a strong tendency to dispossess or purchase the rights of tenants at fixed rates, who, on account of the heritable and transferable nature of their tenures, are to a great extent independent of the landlords, and by transferring their rights to worthless and disagreeable tenants, are able, if so minded, to injure the estates and annoy the landlords. In 1840 ex-proprietary tenants and tenants at fixed rates were not recognised as separate classes, nor was the distinction between occupancy tenants and tenants-at-will so well defined as it has been since the passing of Act X of 1859 and Act XVIII of 1873 (now Act XII of 1881). The Board have referred to the subject of the correct classification of tenants, according to the definitions laid down in the present Rent law, in para. 19 of their review of the settlement report of Gházipur and para. 13 of their review of the settlement report of Ballia. The absence of any legal distinctions between the different classes of tenants prior to the passing of Act X of 1859 led to much litigation as in the other permanently-settled districts; and it is, on the same account, impossible to say whether fixed-rate and occupancy tenures have increased or diminished during the last 50 years. The report does not furnish any particulars as to sub-tenants.

16. The total rented area is 321,778 acres. For 309,073 acres, or 96.1 per cent. of this area, rents are received in cash. The remaining 12,705 acres, or 3.9 per cent., are held on kind rents. Rents in kind are paid only for poor land or land which, being situated on the edges of jhíls, is subject to inundation. The most common method of realizing cash rents being by lump sums on holdings and not at fixed rates per field or bigha, lump sums on holdings have been entered in the jamabandis, except in the rare cases in which field or bigha rates could be ascertained.

17. The revenue of the district was assessed originally for five years in 1790 and subsequently in perpetuity in 1795 at Rs. 7,82,100-4-1. At the revision of 1840 the revenue was found to have risen to Rs. 7,92,048-7-11. During the 40 years which have elapsed since the revision of 1840 the revenue has undergone further alteration and amounted at the last revision to Rs. 7,70,840-7-3. The variations have been due to the following causes, *viz.*—(1) the resumption of

invalid muáfis; (2) the transfer of six villages from Jaunpur; (3) the assessment of alluvial increments in riparian parganas; (4) the remissions granted for appropriation of land for public purposes; (5) the grants of revenue-free land in pargana Sheopur to Sir Dinkar Ráo and in pargana Kaswar Sarkari to Ráni Indar Nárain Kunwar; and (7) the allowance of málikána in pargana Kol Asla to the Mahárája of Benares. The increases from the first three causes amounted to Rs. 3,054-7-5, while the decreases from the last four causes amounted to Rs. 24,262-8-1, the net result being a decrease of Rs. 21,208-0-8 in the revenue demand as compared with 1840. The entire revenue-paying area is 556,314 acres and the incidence of revenue per acre is—

Re. 1-5-6 on total area as compared with Re. 1-2-5 in Gházipur; Re. 1-4-2 in Jaunpur and Re. 0-15-2 in Ballia.

Re. 1-9-3 on assessable area as compared with Re. 1-5-8 in Gházipur; Re. 1-8-1 in Jaunpur and Re. 1-1-10 in Ballia.

Re. 1-13-9 on cultivated area as compared with Re. 1-10-2 in Gházipur; Re. 1-15-10 in Jaunpur, and Re. 1-4-7 in Ballia.

The percentage of revenue to the declared rental as exhibited in the jamabandis, *viz.*, Rs. 12,79,648, is 60·2; but the jamabandis show only the recorded cash rental and do not take any account of the unrented or low rented sár, batái land, or land held rent-free. Taking the average rate paid by all classes of tenants, *viz.*, Rs. 4-2-2 per acre, as a fair all-round rate and applying the same to the total area of jamabandi holdings, a rental of Rs. 18,10,084 is obtained. The land revenue alone amounts to 42·5 per cent., and the revenue plus cesses to 46·3 per cent. of this deduced rental. The assessment cannot, under the circumstances, be heavy on the whole, though it is not evenly distributed, and in a few exceptional maháls is still somewhat high.

18. The revision of the assessment of acreage cess which has been sanctioned for 10 years ending with 1895-96 has resulted in a net increase of Rs. 1,788-12-7, the revised demand amounting to Rs. 68,935-10-3.

19. Since the issue of G. O. (Revenue Department) No. ³¹¹⁰/_{X 553} of the 17th June, 1886, quoted at the close of para. 98 of the report, a separate patwári on Rs. 7 per mensem, to be contributed by the zamindárs, has been sanctioned by the Board, under section 6 of the rules for patwáris, for mauzas Shagunha, Ghamhapur, and Kurmi in pargana Kol Asla. One patwári on Rs. 12 has also been reduced to Rs. 11 per mensem, and with the saving effected thereby another patwári on Rs. 6 has been promoted to Rs. 7 per mensem. The present arrangement of patwáris is therefore as follows :—

						Rs.
26	patwáris	at	Rs. 12	each	...	312
14	ditto	"	11	"	...	154
24	ditto	"	10	"	...	240
44	ditto	"	9	"	...	396
46	ditto	"	8	"	...	368
101	ditto	"	7	"	...	707
164	ditto	"	6	"	...	984
2	gumashtas	"	5	"	...	10
419 patwáris and 2 gumashtas.					Total	3,171

There has been no change in the kanúngo staff as sanctioned in G. O. (Revenue Department) No. $\frac{3140}{K-558}$ of the 17th June, 1886, viz.—

					Rs.
1 Sadr kanúngo	at Rs. 50	...	...	...	50
2 Registrar kanúngos	,, 30 each		...	...	60
8 Supervisor kanúngos	,, 30	,,	...	...	240
2 Assistant registrar kanúngos	,, 15	,,	...	...	30
Total					380

20. The number of original cases decided by the Settlement Officer the Deputy Collectors and the Tahsildárs in Benares was larger than in Gházipur and Ballia but less than in Jaunpur, as the following table will show :—

					Original cases.	Appeals.	Total.
Jaunpur	...	...	...	...	82,476	3,303	85,779
Benares	...	...	...	...	53,466	639	54,105
Gházipur	...	...	...	...	44,160	1,722	45,882
Ballia	...	...	...	...	32,727	1,610	34,337

The number of appeals made to the Settlement Officer as compared with the number of original cases decided was smaller than in the other districts. This shows that the Deputy Collectors did their case-work well.

The Commissioner disposed of 268 appeals. Of these 163 were summarily rejected, while the decisions of the Settlement Officers were confirmed in 57 cases, reversed in 30, and modified in 16. The remaining two appeals were remanded. Mr. Lumsden states that the vast majority of the appeals made to the Commissioner were "in cases connected with the status, rent, and extent of tenants' holdings."

The Board decided 41 appeals, confirming the decisions of the Commissioner in all of them. Most of the appeals to the Board were either in cases under section 62 or in those under section 68 of Act XIX of 1873.

21. The patwáris were supplied with a copy of the map and with Hindi copies of the khasra, the jamabandi, the mahálwar and mauzawar khewats, the halat dehi, and the grove and well statements, and the tahsíl was furnished with a copy of the map and with Urdu copies of the mahálwar khewat, the halat dehi, and the grove and well statements.

22. The Benares district was declared under settlement by Government Notification No. 450 of the 24th March, 1882. But the settlement work actually commenced on the 4th August, 1882, when a Deputy Collector was appointed, and was closed on the 31st March, 1886. The whole operation occupied, therefore, three years and eight months.

23. The following statement compares the cost of the survey and revision of records in Benares and the other permanently-settled districts :—

District.	<i>Preparation of records.</i>		<i>Disposal of cases.</i>		<i>Survey.</i>		<i>Total</i>	
	Cost per square mile.	Cost for the whole area.	Cost per square mile.	Cost for the whole area.	Cost per square mile.	Cost for the whole area.	Cost per square mile.	Cost for the whole area.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Ghāzipur ...	171	2,54,840	52	77,210	169	2,53,349	392	5,85,399
Ballia ...	178	1,28,394	67	48,505	157	1,13,597	402	2,90,496
Mirzapur (Gangetic valley).	236	1,86,688	82	64,816	215	1,70,382	533	4,21,886
Jaunpur ...	195	3,02,717	95	1,47,719	210	3,24,917	500	7,75,353
Benares ...	187	1,66,474	51	45,337	173	1,54,287	411	3,66,098

24. The general health of the district is good, although the climate is moist and relaxing. The population is dense, averaging 894.4 per square mile, or, excluding the city, 685.9 per square mile. There are ample means of communication by river, road, and railway.

25. It only remains now for the Board to bring to the notice of Government the services of the officers who were connected with the survey and the revision of records in Benares. Mr. Porter, (who has compiled this report in the midst of his pressing duties as Magistrate and Collector of the large and important district of Allahabad), deserves the greatest credit for the careful, thorough, and satisfactory way in which he discharged his own duties and supervised the work of his subordinates. The success of the new system of combined survey and settlement was mainly due to his having worked so harmoniously with the Survey officers. Mr. Porter fully acknowledges the cordial assistance and co-operation which he received from Major W. Barron and his successor, Lieutenant-Colonel S. H. Cowan. The Board would submit that the best thanks of Government are due to all three officers for completing the survey and the revision of records in Benares cheaply and expeditiously. Amongst the Deputy Collectors Munshi Lachmi Narain appears to have done best : both the outturn and the quality of his work are specially commended.

I have the honor to be,

SIR,

Your most obedient servant,

C. J. CONNELL,

Secretary.

From

COMMISSIONER, BENARES DIVISION,

To

THE SECRETARY TO THE BOARD OF REVENUE,

NORTH-WESTERN PROVINCES.

Dated the 23rd December, 1887.

SIR,

I HAVE the honor to forward copy of Mr. F. W. Porter's No. $\frac{2531}{19}$, dated 19th July, under which he submitted his final report on the Survey and Revision of Settlement Records in the Benares district to my *locum tenens*, Mr. J. S. Porter, together with a note on the same by the latter officer, dated 14th December, 1887.

2. I do not send with this the printed copy of Mr. F. W. Porter's report, as I presume the Board have been supplied direct with a copy of the same from the Government Press. The copy of the khewat of mahál Shahdwan, referred to in Mr. Porter's covering docket, is however submitted for the Board's perusal.

3. The Board will observe that Mr. J. S. Porter's note is dated the 14th December, 1887. The Settlement Report reached the Commissioner's office on the 21st July, but on my taking over charge from Mr. J. S. Porter on the 22nd October, that officer explained to me that he had not, from press of work, had time to dispose of it. He had however had a rough note prepared on it, and with reference to the heavy arrears pending in this office at the time, he undertook to complete the latter and let me have it on an early date for transmission to the Board. His note eventually reached me on the 17th December.

4. As I still have my hands overfull with work of a more pressing and urgent nature, I will not attempt any detailed *resumé* of Mr. F. W. Porter's final report, which would necessarily delay still further its submission to the Board. Prior to proceeding on furlough in May last, I was able to submit to the Board the final reports on the revision of records in the districts of Ghāzipur, Ballia, and Mirzapur. I endeavoured to secure the submission of the Benares report in time to admit of my disposing of it also before I proceeded on leave, but, from circumstances beyond my control, it did not reach the Commissioner's office until *two* months after I had proceeded on furlough.

5. While not attempting any detailed review for the reasons explained above, there are a few points on which the Board will probably consider it necessary I should record my opinion, as having been Commissioner of this Division for almost the entire period the revision of settlement records in this district was being carried out.

6. The most noteworthy point in connection with the survey and revision of records in the Benares district was the introduction of the new combined system of settlement and survey described in paragraphs 37 to 43 of Mr. Porter's report. This was the first district in which an attempt was made to carry out the survey and preparation of the settlement records simultaneously by utilizing the services of the survey establishment in connection with the latter.

7. Benares being a permanently settled district, the compilation of statistics for the purpose of a revision of the assessment was not necessary, and for this reason the introduction of the new system was attended with less difficulty than would otherwise have been the case. With certain modifications and amplifications, however, the

combined system has been finally accepted and approved of for temporarily settled districts in which a revision of assessment is necessary, and is now working very smoothly in Gorakhpur and Basti.

8. There can be no doubt that in the case of Benares the result of the new departure was to secure both economy and a more rapid completion of the revision of the record than would otherwise have been possible, and I venture to say that this has been secured without any sacrifice as regards the accuracy of the new record.

9. In the light of the further experience since obtained in working the combined systems, there can be no doubt that had some modifications been made in the Benares procedure, we would have had less litigation regarding tenants' rights and holdings, and probably have secured a record with a smaller percentage of errors (a certain percentage of errors must under any circumstances be expected). The great drawback in the Benares procedure was that the attestation was to a great extent carried out before the areas of the fields and holdings were worked out or entered in the jamabandi slips.

10. This led to a number of disputes being brought forward at a late stage in the proceedings when tenants became aware of the exact entries made as regards area and rent. In such cases it was impossible to hold the tenant to the original attestation effected when he was in ignorance of many out of the most important details connected with his holding and responsibilities. These cases had, therefore, as far as possible, to be enquired into afresh on the merits. They were pretty numerous, and towards the conclusion of the settlement operations were, I found, in a good many instances disposed of too summarily by some of the Deputy Collectors.

11. The rather summary disposal of these cases was no doubt the result of the pressure exercised to have the work completed within the time originally contemplated.

12. In cases which came before me or the Additional Commissioner in appeal, any errors arising from this cause were of course remedied, but, I think, it must be admitted that a certain percentage of errors crept into the settlement record from this cause, which would not otherwise have occurred, because in a good many cases the tenants were in ignorance of the exact nature of the records as it affected them until the proceedings had closed. I say this with reference to facts which have come under my notice in connection with applications to contest notices of ejectment issued since the revision of records was completed.

13. From what I have stated above I do not wish it to be understood that the number of such errors is very numerous, but only that a percentage of errors, which might otherwise have been obviated, have in this way crept into the settlement record. In these cases the tenants affected will not necessarily be prejudiced. No doubt the entries in the settlement record under section 96, Act XIX, must be presumed to be true until the contrary is proved, but in all such cases the tenant must be held entitled to prove their inaccuracy when any action on the zamindar's part, based on them, necessitates his doing so.

14. Notwithstanding these errors the revised settlement record for the Benares district will, I think, stand comparison as regards general accuracy with the similar records lately prepared in the other permanently settled districts under the old systems of separate survey and attestation, and but for the causes alluded to, the Benares records would, I believe, have shown a smaller percentage of error than the records of those districts.

15. I append a statement showing the number of appeals from the Settlement Officer's orders filed in the Commissioner's Court and how they were disposed of:—

Statement showing the number of appeals to Commissioner from the orders of Settlement Officer, Benares.

District.	Period.	Instituted.	How disposed of.					Total disposed of.	Pending.	Remarks.
			Appeals summarily rejected.	Confirmed.	Reversed.	Modified.	Remanded.			
Benares.	From 15th March, 1883, to 19th December, 1887.	269	163	57	30	16	2	268	1	

16. The number of appeals to Commissioner, compared with the number of cases decided by the Courts of First Instance, was remarkably small, but of the cases appealed to the Settlement Officer (639) a large proportion were taken on appeal to the Commissioner. For the first two years the number of appeals to the Commissioner was singularly few, but during the last year and a half the settlement operations were in progress, the number of appeals to the Commissioner largely increased, and it was chiefly in the case of these appeals that the decisions of the Lower Court were interfered with. The result on the whole is fairly satisfactory, and would have been even more so but for the tendency to hurry through the work which manifested itself towards the conclusion of the settlement operations. The one case shown as still pending is a case which the Board on an appeal from the order of the Additional Commissioner remanded to the Commissioner for decision on the merits during my absence on furlough.

17. The vast majority of appeals were in cases connected with the status, rent, and extent of tenants' holdings. Appeals in cases connected with proprietary rights were extremely rare, and from what I have seen of the record I should say that the great trouble which Mr. Porter took in drawing up revised khewats has given us a record of the liabilities and responsibilities of the proprietors, which is almost, if not quite, free from errors, and which, when the worthless state of the old khewats is borne in mind, must greatly facilitate the orderly collection of the Government revenue, the settlement of the proprietors' accounts, and the decision of rent suits; and in this way lead to a general improvement in the revenue administration of the district.

18. The difficulties Mr. Porter had to contend with in drawing up correct khewats, in accordance with existing facts, are fully set forth in paras. 69 to 75 of his report; but they have not been in the least exaggerated by him, and I would urge on the Board the urgent necessity there is for maintaining, up to date, both the mauzawár and mahál khewats which have been prepared with so much labour and care. In the case of complex maháls it is impossible to maintain a correct record of proprietary rights and responsibilities, unless both the mauzawár and mahálwár khewat is maintained, nor can a correct kistbandi demand sheet be prepared for the revenue khationi in the absence of the latter.

19. It will be seen from para. 75 of Mr. Porter's report that the 93 *maháls*, in which the proprietors objected to a mauzawár distribution of the Government demand, are all zamíndári maháls, 44 of which are owned by the Máharajah of Benares and the remainder by single proprietors or members of undivided Hindu families. The absence of a mauzawar distribution of the mahál jama will not be felt in the case of these maháls so long as they continue to be held as at present, and if alienations take place, so as to affect the nature of the tenure, the proprietors will doubtless see it to be their own interest to consent to a mauzawár distribution of the Government demand.

20. It is to be regretted that owing to the absence of details in the old records it is impossible to compare the extent of land held by different classes of tenants in 1840 and at the time of the present revision. Fixed-rate tenants were not recognized

as a separate class in 1840, but were included with what are now occupancy tenants under the head of "maurusi" in contradistinction to "ghair-maurusi," or tenants-at-will, and moreover no abstract was prepared in 1840 showing the number and extent of land held by the "maurusi" class as distinguished from the "ghair-maurusi."

21. According to the settlement record now prepared, however, only 11·8 per cent. of the tenants' land is held by tenants-at-will, all the rest being held by the privileged classes of tenants. Of the total cultivated area the zamindárs hold over 20 per cent., and of the land so held by zamindárs over 95 per cent. is classed as *sir*, the remainder being *khud kásht*.

22. Mr. Porter, in para. 91 of his report, notices the proportion which the land revenue and the land revenue plus cesses bears to the rental of the district. The new jamabandis, however, do not give us the *actual* rental-valuation of land; the settlement being a permanent one, no attempt was made to correct the attested jamabandis for *sir*, batai land or land granted rent-free by the proprietors to relatives or servants. The jamabandis can only be accepted as correct exponents of the rental in the case of cash-rented land held by tenants. But applying the average tenant—rate obtained from the revised jamabandis as a fair all-round rate, Mr. Porter shows that, exclusive of classes, the land revenue proper amounts to 42·5 per cent. of the deduced rental, or including cesses, the State's demand amounts to 46·3 per cent. of what may be assumed to be the fair rental of the district.

23. Taking the district as a whole the Government demand is decidedly light: but as in most permanently settled districts there are exceptional maháls in which, under the 50 per cent. rule, the assessment is undoubtedly high. The latter cases, however, are exceptional, and it must be remembered that 50 per cent. of the assets was not the rule when Jonathan Duncan made his Settlement. The fixed-rate tenants intercept some of the profits which would otherwise go into the zamindár's pockets, and it must also be remembered that the permanency of the Government demand has unquestionably had the effect of retarding a rise in the rent of occupancy tenants which would otherwise have taken place. Under our present rules it is very difficult for a zamindár in a district like Benares to obtain a judicial order for any material enhancement of the rent rates paid by his occupancy tenants. There can be no doubt whatever that, were the assessment open to revision, the result would be a very substantial increase in the present Government demand.

24. I would invite special attention to the error pointed out in para. 50 of Mr. Porter's report to prevent any future misunderstanding on this point. The area in bighas recorded in the settlement records has reference to the *Dankini* bigha of 56 yards square, or 3,136 square yards, which was used at the settlement of 1840-41. The present cadastral survey has made it quite clear that the area in bighas recorded at last settlement is very unreliable. This is proved by the case of villages in which the present boundaries can be identified in every detail with the boundaries formerly surveyed, and in which the present *acreage* area tallies with the same area at last settlement, while there are startling discrepancies in the area as recorded in bighas.

25. I do not think there is any other subject calling for comment by me. Mr. Porter is, I consider, entitled to much credit for the manner in which he carried out the revision of records. The number of appeals from his orders, as I have already stated, were very very few, and I found his work in every detail most thorough and satisfactory. The supervision he exercised over his subordinates was very detailed, and I only regret that he was removed from the district before the work was completed.

26. Mr. Porter has fully acknowledged the services of Major Barron in connection both with the survey and record work, and it is in no small measure owing to the cordial and hearty manner in which Mr. Porter and Major Barron worked together and insisted on their subordinates following their example that the new system, in

the face of considerable opposition, was worked so successfully. To both these officers I consider the thanks of the Board and Government are due. Of the Settlement Deputy Collectors, Munshi Lachhmi Narain, both as regards the amount and quality of his work, stands far and away first. I consider the work he did in connection with the revision of the settlement record in this district second to that of no Deputy Collector who has been engaged in the revision of the records of the permanently settled districts in this division. He is *most* laborious and painstaking, and commanded the complete confidence of the people.

27. I have not a high opinion of Pundit Durga Prasad's judicial work. He was much less thorough than Munshi Lachhmi Narain, and especially towards the conclusion of the settlement proceedings showed a much greater anxiety to get cases off his file than to have the issues raised decided in a thorough and satisfactory manner.

28. Muhammad Isa Khan's work was better than Pundit Durga Prasad's, but in no way to be compared with that of Munshi Lachhmi Narain, and he never appeared to me to command the confidence of the people as the latter officer did.

I have, &c.,

J. J. F. LUMSDEN,

Commissioner, Benares.

Printed by the Government Press, Benares.

Copy of letter No. ²⁵³¹_{L-9}, dated 19th July, 1887.

From—F. W. PORTER, Esq., Collector of Allahabad,

To—Commissioner, Benares Division.

I HAVE the honor to forward a printed copy of my Final Report on the Survey and Revision of Records of the Benares district. A manuscript copy of khawat of mahál Shahdwan, tappa Majhwar, tahsil Chandauli, zila Benares, for 1290 fasli, corresponding with 1882-83, A.D., referred to in para. 70 of the Report, is also enclosed.

Note on Mr. F. W. PORTER's final report on the survey and revision of records recently completed for the Benares district.

THE causes which led to the new survey and revision of records are explained in Mr. Porter's 2nd chapter. There was no survey at the permanent settlement, and no attempt was made at compiling a record-of-rights. It was not till 1836-41 that the district was surveyed for the first time and the first record-of-rights prepared. Not only was this record very imperfect to begin with, but it was not kept up to date, and in 1874 it was found to have become quite obsolete. A cadastral survey and revision of the records was resolved on in 1881, and the district formally brought under settlement by Government Notification No. 450, dated 24th March, 1882.

The work was pushed on with great vigour. It was completed in three years and eight months, counting from the date of the first official's appointment on 4th August, 1882, to the 31st March, 1886, when the settlement was declared closed. Mr. Porter was in charge up to the 23rd March, 1885, when he was transferred to Allahabad. Mr. Adams, who succeeded him, brought the operations to a close. To the former officer fell the chief burden of the work, and he carried it out with remarkable tact and energy. To the harmonious relations which he maintained with the survey officers the success of the "combined" system of survey and revision, described in his 3rd chapter, is, besides its intrinsic merits, mainly due. When he left, there was practically little for his successor to do but the fairing out of the records and judicial work.

The difficulties which attended the preparation of the record of proprietary rights, and the extreme complexity of some of the maháls, are described in paras. 69-74. The

specimen khewat forwarded with the report shows that those difficulties have been successfully overcome, and that the shares and interests in the land have been clearly exhibited.

It is, I think, a matter for congratulation (Mr. Porter's 50th para, page 13,) that the old time-honoured Duncan's bigha of 56 yards square, or 3,136 square yards, was not superseded at the survey in favour of a new standard bigha of 55 yards square or 3,025 square yards. The former has a very respectable antiquity. It was established by law in 1795, and has long since passed into the life of the people. It is the only bigha in use in the Benares district. There is no other local, kutcha, or gaen bigha. It would have caused the greatest disturbance to have introduced another standard and more particularly one which only differs from the old one by 111 square yards or $3\frac{1}{2}$ per cent. The acre would not be so objectionable as it could never be confounded with Duncan's bigha, but the new 55×55 bigha certainly will. Indeed, the smallness of the change would be its great danger. To insist now on the adoption of the new standard in the patwáris' annual papers would be to introduce an element of confusion and danger without sufficient counterbalancing advantages, and uniformity would be obtained at too great a sacrifice.

Both the Judge and Collector, who have had considerable opportunities of judging of the quality and merits of the new records, are of opinion that they are very fairly accurate, but contain a certain proportion of error, the result of too great hurry. The orders for the rapid completion of the work were peremptory, and it had to be pushed through. But though, as Mr. Porter says, a prolonged course of settlement operations is bad for a district, expedition may be overdone as it was in this case. One rather serious error has been pointed out by the Collector. He says the boundaries of roads were set down as stated by the zamindárs or tenants, without reference to the road maps, and encroachments were in this way practically sanctioned. This was not the fault of the Settlement Officer, as he issued an order to have the road boundaries carefully checked, but the order was not carried out. Similar neglect in regard to the record of Government land is not rare. In another district, with which I am acquainted, a portion of the compound attached to the Judge's Cutcherry, which had been formally taken up under the Land Appropriation Act and paid for, was entered in the settlement records as still belonging to the former owners! I would suggest the issue of a circular enjoining particular attention to the correct record of roads and other Government land in the surveys now in progress.

The original cost of revision, including Gangapur, was estimated at Rs. 3,54,056-4-0. It was, however, subsequently decided that the revision and survey of Gangapur would be defrayed by His Highness the Máharájah of Benares, and the estimate was then reduced to Rs. 2,95,225. The actual expenditure was Rs. 2,11,810-8-10, showing a saving of Rs. 83,414-7-2. The average cost per square mile was Rs. 237-11-6. The actual cost of survey, including Gangapur, was Rs. 1,73,829-14-7; the area surveyed was 1,009.46 square miles, and the cost of survey per square mile was—

	Rs.	a.	p.
The whole district, including city and Gangapur	...	172	6 9
Whole district, including Gangapur, but excluding city	...	165	4 4
City alone	...	895	10 6

The cost per square mile of the survey of Benares proper was Rs. 164-2-1. The cost per square mile of the survey and revision combined was Rs. 401-13-7. As compared with the neighbouring districts of Jaunpur, Gházipur and Ballia, the cost of re-survey and revision in Benares compares very favourably.

Both Mr. Porter and Mr. Adams speak most favourably of Munshi Lachhmi Narain, who worked throughout the settlement. He did an almost incredible amount of work, and did it well.

The 14th December, 1887

J. S. PORTER,
Late Offg. Commr., Benares.

KHEWAT OF MAHÁL SAIDWAR, PARGANA MAJJIWAR, TAHSIL
 CHANDAULI, ZILA BENARES, FOR 1290 FASLI, CORRESPONDING
 WITH 1882-83 A.D.

The following villages are included in this complex mahál :—

Mauza	Hinowti—original share	...	...	= 16 annas.
„	Bishonpura— ditto	...	...	= 4 „
„	Sahdwar— ditto	...	...	= 16 „
„	Sirsi— ditto	...	...	= 4 „

The shares are computed as follows :—

One Rupee	...	...	...	= 16 annas.
One Anna	...	...	...	= 20 gandas.
One Ganda	...	...	...	= 4 kowri.
One Kowri	...	...	...	= 3 kants.
One Kant	...	...	...	= 4 dants.

Khewat of mahál Sahdwar, pargana Majhwar, tahsil Chandauli

Name of sharers.	Mauza Hinauti. Tenure imperfect pattidari. Original share—16 annas.						Mauza Bishenpura. Tenure zamindari. Original share—4 annas.					
	Serial No.	Name of lambardar.	Thoke or patti.	Share.	Area.	Revenue.	Serial No.	Name of lambardar.	Thoke or patti.	Share.	Area.	Revenue.
Autar Singh and two others.	1	Padarath Singh,	Thoke Padarath Singh, patti Autar Singh.	2 annas ...	11 0 16	7 8 0	...	...	...	...	...	...
Miscellaneous ...	2	...	Ditto ...	...	0 4 19	...	...	...	...	...	...	...
Total, patti Autar Singh,	...	...	...	2 annas ...	11 5 15	7 8 0	...	...	...	...	...	...
Bisheswar Singh ...	3	Padarath Singh,	Patti Bisheswar Singh.	10 gandas...	...	...	...	...	...	...	...	...
Jagrup and another ...	...	Ditto	Ditto	10 gandas...	...	...	...	...	...	...	...	...
Total, patti Bisheswar Singh.	...	...	...	1 anna ...	5 13 6	3 12 0	...	...	...	...	...	...
Padarath Singh and two others.	4	Padarath Singh,	Patti Padarath Singh.	1 anna ...	1 15 11	3 12 0	...	...	...	...	...	...
Miscellaneous ...	5	...	...	...	1 6 18	...	...	...	...	...	...	...
Total, patti Padarath Singh,	...	...	...	1 anna ...	3 2 9	3 12 0	...	...	...	...	...	...
Brijmohan Singh and another.	6	Padarath Singh,	Patti Dhautal Singh.	10 gandas...	...	...	...	...	...	...	...	...
Dhautal Singh and two others	...	Ditto	Ditto	1 anna 10 gandas	...	...	...	...	...	...	...	...
Total, patti Dhautal Singh,	...	...	...	2 annas ...	12 0 11	7 8 0	...	...	...	...	...	...
Jagrup Singh and another,	7	Padarath Singh,	Patti Musammat Mirachhi.	5 gandas ...	...	...	...	...	...	...	...	...
Musammat Mirachhi ...	...	Ditto	Ditto	10 gandas,	...	...	...	...	...	...	...	...
Nandan Singh ...	...	Ditto	Ditto	5 gandas ...	...	...	...	...	...	...	...	...
Total, patti Musammat Mirachhi.	...	...	...	1 anna ...	5 7 2	3 12 0	...	...	...	...	...	...
Mata Din Singh ...	8	Padarath Singh,	Patti Mata Din Singh.	1 anna ...	3 2 8	3 12 0	...	...	...	...	...	...
Miscellaneous ...	9	...	...	...	0 5 12	...	...	...	...	...	...	...
Total, patti Mata Din Singh,	...	...	...	1 anna ...	3 8 0	3 12 0	...	...	...	...	...	...
MISCELLANEOUS RIGHTS.												
Patti Mata Din Singh and patti Padarath Singh.	10	...	Shamilat	...	5 4 14	...	...	...	...	...	...	...
Owners of patti Mata Din Singh and Padarath Singh.	11	...	Ditto	...	0 10 4	...	...	...	...	...	...	...
Ditto ditto	12	...	Ditto	...	0 10 3	...	...	...	...	...	...	...
Owners of thoke	13	...	Ditto	...	8 9 4	...	...	...	...	...	...	...
Miscellaneous	14	...	Ditto	...	0 3 2	...	...	...	...	...	...	...
Total, thoke Padarath Singh.	...	...	...	8	55 14 10	30 0 0	...	...	...	...	...	...

zila Benares, for 1290 fasli, corresponding with 1882-83 A. D.

[illegible]

Kherat of mahāl Sahdwar, pargana Majhwar, tahsil Chandauli,

Name of sharers.	Mauza Hinauti. Tenure imperfect pattidāri. Original share—16 annas.						Mauza Bishenpura. Tenure zamindāri. Original share—1 annas.					
	Serial No.	Name of lambardār.	Thoke or patti.	Share.	Area.	Revenue.	Serial No.	Name of lambardār.	Thoke or patti.	Share.	Area.	Revenue.
					Big. b. b.	Rs. a. p.					Big. b. b.	Rs. a. p.
Amir Singh ...	15	Kunj Bihari Singh.	Thoke Sheo-mangal Singh.	16 gandas...	3 1 9	3 0 0	...	...	...	...	...	...
Miscellaneous rights ...	16	Ditto	Patti Amir Singh.	...	0 4 19	...	...	...	...	...	...	...
Total, patti Amir Singh...	...	...	...	16 gandas...	3 6 8	3 0 0	...	...	...	...	...	...
Ram Sarup Singh and another.	17	Ditto	Patti Dhondha Singh.	16 gandas...	2 2 18	3 0 0	...	...	...	...	...	...
Musammat Parbatti and two others.	18	Ditto	Patti Ram Ratan Singh.	16 gandas...	2 8 15	3 0 0	...	...	...	...	...	...
Bir Singh and three others.	19	Ditto	Patti Ram Saran Singh.	1 anna, 12 gandas.	7 1 1	6 0 0	...	...	...	...	...	...
Bahadur Singh and others.	20	Ditto	Patti Ram Sahai Singh.	16 gandas...	3 4 16	3 0 0	...	...	...	...	...	...
Owners of patti Ram Sahai Singh and patti Ram Ratan Singh in equal shares.	21	Ditto	Shamilāt	...	2 1 14	...	...	...	...	...	...	...
Miscellaneous holdings ...	22	Ditto	Ditto	...	0 7 8	...	...	...	...	...	...	...
Total, Shamilāt	...	...	...	...	2 9 2	...	...	...	...	...	...	...
Musammat Jagrani ...	23	Kunj Bihari Singh.	Patti Ramhit Singh.	5 gandas, 1 kauri. 1 kant.	...	...	...	...	...	...	...	...
Ramhit Singh ...	...	Ditto	Ditto	5 gandas, 1 kauri. 1 kant.	...	...	...	...	...	...	...	...
Mahabir Singh ...	...	Ditto	Ditto	5 gandas, 1 kauri. 1 kant.	...	...	...	...	...	...	...	...
Total, patti Ramhit Singh,	...	...	...	16 gandas,	5 0 1	3 0 0	...	...	...	...	...	...
Shimbhu Singh ...	24	Kunj Bihari Singh.	Patti Shimbhu Singh.	1 anna, 12 gandas.	7 19 7	6 0 0	...	...	...	...	...	...
Owners of patti Shimbhu Singh and patti Ram Ratan Singh in equal shares.	25	Ditto	Shamilāt	...	4 14 6	...	...	...	...	...	...	...
Owners of patti Ram Ratan Singh, 1 share, Ram Sahai Singh, 1 share, and patti Shimbhu Singh, 2 shares.	26	Ditto	Ditto	...	2 5 19	...	...	...	...	...	...	...
Musammat Jagna and others.	27	Ditto	Patti Sheo-mangal Singh.	16 gandas,	3 19 2	3 0 0	...	...	...	...	...	...
Owners of patti Sheo-mangal Singh and Dhondha Singh.	28	Ditto	Shamilāt	...	1 2 2	...	...	...	...	...	...	...
Owners of patti Sheo-mangal Singh, Ram Saran Singh and Dhondha Singh.	29	Ditto	Ditto	...	3 2 1	...	...	...	...	...	...	...
Miscellaneous holdings ...	30	Ditto	Ditto	...	0 19 15	...	...	...	...	...	...	...
Total, Shamilāt	...	...	...	...	4 1 16	...	...	...	...	...	...	...

Khewat of mahal Sahibwar, pargana Majhwar, tahsil Chandauli,

Name of sharers.	Maunz Himant. Tenure imperfect pattidari. Original share 16 annas.						Maunz Bishenpura. Tenure zamindari. Original share 4 annas.					
	Serial No.	Name of landholder.	Thoko or patti.	Share.	Area.	Revenue.	Serial No.	Name of landholder.	Thoko or patti.	Share.	Area.	Revenue.
					Big. b. b. Rs. a. p.						Big. b. b. Rs. a. p.	
Owners of thoko ...	31	Kunj Singh.	Bihari Shamlat	...	5 0 0	...	...	...	...	...	...	...
Total, thoko Sheo-mangal Singh.	...	...	...	8 annas	53 15 13	30 0 0	...	...	...	...	...	...
Owners of patti Dhonda Singh, thoko Sheo-mangal Singh and of thoko Padurath Singh.	32	...	Shamlat	...	1 4 8	...	...	...	...	...	...	...
Owners of patti Anir Singh, thoko Sheo-mangal Singh (5 shares) and patti Munial Singh, thoko Padurath Singh (1 share).	33	...	Ditto	...	0 17 18	...	...	...	...	...	...	...
Owners of thoko Sheo-mangal Singh (17 shares), and thoko Padurath Singh (11 shares).	34	Kunj Singh.	Bihari Ditto	...	2 10 13	...	...	...	...	...	...	...
Owners of thoko Sheo-mangal Singh (60 shares), and thoko Padurath Singh (11 shares).	35	Ditto	...	Ditto	1 1 6	...	...	...	...	...	...	...
Owners of Sheo-mangal Singh and thoko Padurath Singh.	36	Ditto	...	Ditto	0 10 4	...	...	...	...	...	...	...
Owners of village ...	37	Ditto	...	Ditto	40 1 19	...	...	...	...	...	...	...
Miscellaneous rights ...	38 to 42	Ditto	...	Ditto	12 8 16	...	...	...	...	...	...	...
Total, Shamlat of the village.	...	...	...	...	61 10 15	...	...	...	...	...	...	...
Ajudhya and others ...	...	...	...	...	...	...	...	...	...	...	...	...
Babu Lachhmi Narain Singh.	...	...	...	...	...	...	...	...	...	...	...	...
Babu Lalji Singh	...	...	...	...	...	...	...	...	...	...	...	...
Baldeo Singh and others,	...	...	...	...	...	...	...	...	...	...	...	...
Bindeshri Singh and others,	...	...	...	...	...	...	...	...	...	...	...	...
Shumbhu Singh	...	...	...	...	...	...	...	...	...	...	...	...
Babu Lal Singh and three others.	...	...	...	...	...	...	1 Alam Singh	...	8 annas,	...	...	...
Dwarka Singh and others,	...	...	...	...	...	...	Ditto	...	8 annas,	...	...	...
Total in zamindar's possession.	...	...	...	16 annas	156 19 4	60 0 0	...	...	...	16 annas,	348 14 16	300 0 0
Miscellaneous rights ...	2, 5, 9, 01, 14, 16, 22 03, and 38, to 42.	...	...	...	21 6 3	...	2 to 9	...	...	...	12 0 14	...
Total, Munkasima mahal,	...	...	...	16 annas	178 5 7	60 0 0	...	...	...	16 annas,	361 4 10	300 0 0
Common lands of mahal,	...	...	...	...	...	...	10 to 20	...	...	...	39 0 6	...
GRAND TOTAL	...	...	...	16 annas	178 5 7	60 0 0	...	...	...	16 annas,	400 4 16	300 0 0

[illegible]

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FROM

F. W. PORTER, Esq., C.S.,
MAGISTRATE AND COLLECTOR, ALLAHABAD,
(Late Settlement Officer of Benares),

To

THE COMMISSIONER,
BENARES DIVISION,
Benares.

Dated 18th February, 1887.

SIR,

I HAVE the honor to submit the final report on the survey and revision of records recently completed for the Benares district.

CHAPTER I.

Constitution of the
Benares district for gene-
ral purposes.

2. The district of Benares for administrative criminal pur-
poses is divided into three tahsils—

	Square miles.
Chandauli, area by 1840-41 survey	418-597
Benares	460-409
Gangapur	118-604
Total area	997-610

3. So far as the revenue administration is concerned, the last-named tahsil, Gangapur or Kaswar Rāja, forms a portion of the Family Domains of the Mahārāja of Benares. The survey of this tahsil was paid for by the Mahārāja, and the revision of records conducted by officers appointed by him. In this report the Benares district will mean the two tahsils of Chandauli and Benares, comprising an area of 879-006 square miles according to the survey of 1840. By present survey the areas are—Chandauli 425-56, and Benares 465-65, giving a total area of 891-21 square miles. The difference is due to the fact that the areas of the city and cantonments, together with much of the bed of the Ganges, were not included in the survey areas of 1840-41.

Gangapur or Kaswar
Rāja not included in this
revision.

4. The river Ganges, which at this point takes a northerly direction, separates these two tahsils; Chandauli lying on the east and Benares on the west bank of the river.

5. The Chandauli tahsil is bounded to north by the Ghāzipur and south by the Mirzapur districts, while on the east the river Karamnasa separates it from the district of Shahābad. It contains eight parganas:—

- | | | |
|---------------|-----|---|
| (1.) Narwan | ... | To the extreme east between Ghāzipur and Shahābad. |
| (2.) Barhwal | ... | North centre on the Ghāzipur border. |
| (3.) Majhwar | ... | } South centre on the Mirzapur border. |
| (4.) Dhus | ... | |
| (5.) Rālhūpur | ... | } On the bank of the Ganges in their order from south to north. |
| (6.) Muwai | ... | |
| (7.) Mahwāri | ... | |
| (8.) Barah | ... | |

6. The Benares or Sadar tahsil is bounded to north and west by the Ghāzipur and Jaunpur districts, and to south by the Gangapur tahsil and the Mirzapur district. This tahsil contains nine parganas:—

- | | | |
|---------------------|-----|--|
| (1.) Pandrah | ... | To extreme west on the Jaunpur border. |
| (2.) Kol Asla | ... | } North centre on Mirzapur border. |
| (3.) Sultanipur | ... | |
| (4.) Athgawan | ... | } South centre on Gangāpur border. |
| (5.) Sheopur | ... | |
| (6.) Katehar | ... | } Along the Ganges in their order from north to south. |
| (7.) Jālhūpur | ... | |
| (8.) Dohāt Amānat | ... | |
| (9.) Knawār Sarkāri | ... | |
- This pargana is composed of villages dotted about in among the Kaswar Rāja estates. In fact, it is formed of that portion of the Gangapur tahsil which does not belong to the Family Domains.

7. The bed of the Ganges, which divides the two tahsils, varies in width from $\frac{3}{4}$ to 3 miles. The narrowest part is to south, opposite Ramnagar, in the Ralhupur pargana, where both banks are high and well defined. The broadest in the centre, between pargana Jálhúpur on the west and Mahwári on the east bank.

8. Eastward of the river there is first a high ridge of raviny kankar-mixed soil sloping gradually eastwards into a lowlying almost level plain. Physical features of tahsil Chandauli. The centre is clayey soil, much of its rice land being covered with a number of large jhils. Eastward again, in pargana Narwan, the land changes to már, or black cotton soil. After the lakes in the centre of this tract are filled, the surplus drainage finds its way either westward through the ravines into the Ganges, or east-ward into the Karamnasa through its tributaries, the Gádhei and Chandraprabha.

9. In the Benares tahsil the same highlying raviny ridge is found along the river Ganges, but the inland portions of the tahsil are of a generally higher level than the Chandauli tract. Physical features of the Benares tahsil. The soil is lighter and not so water-logged, and there is much less rice land. There are two channels to carry the surplus drainage from this tract into the Ganges. Both of these run almost due west and east. The southern, called the Barna Nadi, enters the district at the junction of Jaunpur, Mirzapur, and Benares, and dividing Kaswar Rája from parganas Pandra, Athgawan and Sheopur, falls into the Ganges just south of the city of Benares. The Nand, running parallel to the Barna, but some nine miles to north, traverses the Kol Asla and Katehar parganas, falling into the Gomti about five miles above its junction with the Ganges.

10. The population of the district is very dense, averaging 894.4 per square mile, and excluding the city, 685.9 per square mile, thus--

Benares city and municipality, average 18,914 per square miles.

Benares tahsil (excluding city), average 776.5 per square mile.

Chandauli tahsil, average 574.4 per square mile.

11. The climate is moist and relaxing, resembling in this the neighbouring province of Bengal.

12. Notwithstanding this and the crowded population, the district must, if the statistics can be relied on, be considered a healthy one. Health. The average death-rate is 26.67 per thousand compared with a provincial average of 38.05. I am inclined to mistrust these returns, but the statistics of the cantonments, which cannot be gainsaid, show clearly that, so far as the troops at least are concerned, there has hardly ever been an epidemic of any sort. Keeping this in mind and considering the large population of the city, and the enormous railway interests to be protected, I have always thought it a pity that the garrison should have been decreased so much of late years.

13. The district of Benares is remarkably well off as regards lines of communication of all kinds. The Ganges intersects it north and south and the Grand Trunk Road east and west. Besides the 26 miles of this road in Chandauli and 25 in Benares, there are in Benares 72 miles metalled and 285 miles unmetalled, and in Chandauli 3 miles metalled and 161 miles unmetalled roads. Communications: roads and rivers.

14. Of railway communication the city is a considerable centre, and if the projects now under development are carried out, is likely in a few years to become even more important in this respect. Railways. At present there are two existing lines, the East Indian Railway, crossing the Chandauli tahsil from north-east to south-west, 27 miles with three stations; the Oudh and Rohilkhand, leaving the East Indian at Mogal Sarai, crossing the Ganges over a large and important bridge immediately to north of the city and traversing the whole of

the Benares tahsil in a north-westerly direction: the length of this line is 21 miles with five stations.

15. Then it is proposed to run a railway from Mogal Sarai in a south-easterly direction, towards Palamau, Hazaribagh, &c.

16. There are projects also for bringing lines from Rae Bareilly to the west and Ghazipur to the north, both to meet at Sheopur on the Oudh and Rohilkhand Railway. These lines, when constructed, would add some 50 miles to the railway mileage already existing in the district and would raise Benares to one of the most important railway centres in these Provinces.

CHAPTER II.

17. It is hardly necessary for me in a report of this nature to recapitulate all the steps which led to the introduction of the permanent settlement in Benares. These may be found in the Gazetteer and other works of reference on the subject. It is, however, indispensable that I should say a few words regarding the settlement as made, and the method in which it was made. The permanent settlement was merely an assessment of revenue. There was no attempt at framing any record-of-rights in the land, nor in many instances was any effort made to ascertain what those rights were. The assessment was made on estates, or groups of villages, "mahals" as they were then called, talukas as they would be called in the western parts of the Province. Each group of villages was settled at a lump sum, with one or two headmen of the family, supposed to be the proprietary family of that taluka or mahal. In this report I propose to call these separately assessed groups of villages "complex mahals" in contradistinction to the simple mahals containing each either a single village or a portion of a village. No enquiries were made as to the rights and interests of the subordinate proprietors, let alone regarding outside interests, and the men from whom the engagements were taken were left to arrange for the collection of rent, and payment of revenue by their co-sharers. The signatories to the agreements alone were held personally responsible for the Government demand. When they could not pay up, the estates were transferred by lease, sale, or otherwise, either to co-sharers or outsiders, as the Collector thought advisable in the interests of Government. In spite of these changes "over their heads," so to speak, the subordinate co-sharers as often as not continued to hold on to their rights. The result was, as will be seen hereafter, that when an investigation was made, and a record-of-rights was prepared, a curious complication of tenures came to light.

18. The permanent settlement of 1795, which was merely a confirmation in perpetuity of the revenues assessed in 1790 (1197 fash), shows the following assessments:—

Tahsil Chaudoli.				Tahsil Benares.			
	Rs.	a.	p.		Rs.	a.	p.
1. Pargana Narwan ...	73,307	4	0	1. Pargana Pandrah ...	52,874	7	0
2. " Burhwal ...	32,560	13	6	2. " Kolasha ...	95,639	7	9
3. " Majhwar ...	40,192	13	0	3. " Sultanpur ...	9,330	1	0
4. " Dhus ...	28,938	2	0	4. " Athgawan ...	48,038	6	0
5. " Balhupur ...	34,108	8	3	5. " Sheopur ...	35,713	5	9
6. " Mawai ...	20,674	1	0	6. " Kotehar ...	97,072	12	10
7. " Mahwari ...	22,654	7	6	7. " Jalhupur ...	41,433	9	6
8. " Barah ...	42,434	15	9	8. " Dohat Amanat ...	55,295	10	9
				9. " Kuswar Sarkari ...	51,235	6	6
Total ...	2,94,868	1	0	Total ...	4,87,232	3	1
				Total revenue of district ...	7,82,104	4	1

19. As no record was prepared, it is obviously impossible to give any detail of the areas or tenures as they stood at that period. The first record-of-rights which is in existence was made between the years 1836 and 1841, by Messrs. Chester and Michael Valley. The principal papers contained in these records are the following:—

Preparation of record-of-rights made by Messrs. Chester and Valley in 1836 to 1841.

- | | |
|---------------|----------------------------|
| 1. Map. | 4. Khewat. |
| 2. Khasra. | 5. Wajib-ul-arz. |
| 3. Jamabandi. | 6. Darkhast or engagement. |

7. Final rubkari.

20. There were a lot of other minor papers mixed up with these, but none of them of any general value, though in particular cases papers of some interest were occasionally found.

21. The object of the present revision has been to correct and bring up to date the records prepared between 1836 and 1841, which were the only records in existence, in fact, the only papers which had ever been prepared for this district.

22. What one may call the "art of settlement," was in its infancy in those days. Professional surveys, for revenue purposes, were unknown. The field maps were compiled by untrained men, were not drawn to scale, were in fact mere sight sketches of little practical use. The khasra areas varied considerably from actuals, not in the total areas of villages or parganas, as in this they were kept straight by the professional topographical survey, made in 1840, but in details of fields, both in the same, and in different villages. In fact, to put it plainly, the settlement amins appear to have fudged their field areas to make them up to the survey total. In no other way can I explain the differences which were found to exist, when the maps and khasras were tested in 1880. Fields actually of the same size differed considerably in recorded area, and whether the acreage or the area by bighas was taken, the result was still the same. In many cases the area by acres differed from the area of the same field as recorded in bighas. I believe the amins of that time worked in bighas, and converted them afterwards into acres. But whether they did this or the reverse, the result was still the same. It looked very much as if they had entered the areas of each field by guess work; converted the total village area by bighas into acres; and then compared with the professional survey entries, correcting the field areas afterwards at random, so as to make the acreage correspond with the acreage area by professional survey. In no other way can I account for the almost complete coincidence of the acreage areas by settlement and professional survey, and the large divergence of the bigha areas in many cases.

23. The old Dankini bigha (called after Jonathan Duncan, the framer of the permanent settlement in Benares,) which was used at the settlement of 1840-41, was composed as follows:—

The unit of measurement, the Dankini bigha.

One Dankini Latha=8 feet $4\frac{1}{2}$ inches. The bigha contained 400 square lathas, or, in other words, measured 20 lathas each side. The bigha was, therefore, 56 yards square, or 3,136 square yards:—

$$\left. \begin{array}{l} 1.543 \text{ bighas} \\ \text{or} \\ 1 \text{ bigha, } 10 \text{ biswas, } 17 \text{ dhurs} \end{array} \right\} = 1 \text{ acre.}$$

This bigha was used by Messrs. Valley and Chester, and this same bigha was used in preparing the present records. This being the case, how is it possible to explain the fact, that the acreage areas by present village measurements, in all cases in which boundaries are known to have remained unchanged, correspond, almost exactly, with the acreage areas by professional survey of 1840, and with the acreage areas as entered in the general statement of 1841. Yet the areas of the same villages, as recorded in bighas in the settlement records of 1841, differ considerably in many

instances, and that not always in the same direction. Sometimes coming out more, and sometimes less, than the present areas. The only explanation possible appears to me to be that already given : namely, that the bigha areas were recorded by guess work, and the acreage areas subsequently corrected by the professional survey totals. The bigha areas being in some instances also corrected, in others left as originally entered.

24. It is clear that records prepared in this slipshod manner could be of little practical value, and as time elapsed they became still more obscure and useless.

Uselessness of old survey records.

25. The jamabandis contained, as far as one could judge, a fairly complete record of the tenant holdings as they then stood. But no attempt was subsequently made to keep them up to date. Alterations in holdings were seldom, if ever, recorded. Tenants' names still remained though they had been 20 or 30 years dead. New rights sprung up and were never recorded. Rents were enhanced or diminished, and the record remained still unchanged. The passing of Act X. of 1859, and subsequently of Acts XVIII. and XIX., 1873, and the coming into existence of the new tenants' rights created thereby, put the finishing touch to the confusion, and rendered the old jamabandis completely obsolete and quite useless, for all purposes of revenue administration.

Errors in jamabandis and the maintenance thereof.

26. The same may be said of the khewat or record of proprietary rights. Though with regard to these papers I do not think they showed, even as correctly as the jamabandis, the correct state of affairs, as they stood at the time they were framed. The old system which existed at the time of the permanent settlement, was still in force. Engagements were taken from heads of families for maháls, or groups of villages, and it seemed to be considered a superfluous task to record the names of co-sharers, or subordinate proprietors. These were, in most instances, omitted, and the khewats showed the names of those only with whom the settlement was made. Like the jamabandis, the khewats, in many instances, remained unaltered, year after year. In fact, until late years the correction of the khewat on the transfer of any proprietary right was the exception, not the rule.

Khewats of 1840-41 incorrect and obsolete.

27. In some instances subordinate proprietary rights, such as maáfis, shankalaps, mukarrari tenures, &c., were entered in the wajib-ul-arz, or village administration papers, or in the final-settlement rubkari. Even here, however, details were seldom given. The framers of these documents being content to note that so many bighas in the village were held by subordinate proprietors, without specifying their names, or the area held by each.

28. Records, such as these, of whatever use they may have been, when framed, could not fail to become, in course of time, not only useless but absolutely misleading. This state of affairs was first brought to notice by Mr. Elliot Colvin, the Collector of Benares, in 1874, and a revision of records suggested. It was at first proposed to make the revision on the basis of the old maps, and it was not until 1880-81, when I went over the ground with Mr. Stuart Reid, the Senior Member of the Board of Revenue, and Mr. Cairnes Daniell, the Commissioner of Benares, and proved to them conclusively that the maps were the worst and most misleading part of the old record, that this scheme was rejected and a professional survey decided on. The district was formally brought under settlement by Government Notification No. 450, dated 24th March, 1882, and the demarcation of boundaries was commenced in July of the same year.

Revision and new survey determined on.

29. It is with the procedure adopted in conducting, and the results obtained from this revision, that the next chapter of this report has to deal. But before passing on, it may, perhaps, be as well to place on record the figures from which we started. In other words, the figures disclosed by the general statements compiled in 1841. These are :—

Results of 1840-41 record. Figures on which the revision was started.

Taluk.	Pargana.	No. of villages.	No. of mahals.	Revenue.	Total area in acres.	Unclassified area in acres.		Culturable area in acres.		Cultivated area in acres.		Total.	Incidence of revenue per acre on		
						Revenue free.	Barren, &c.	Old waste and baghs.	New waste.	Irrigated.	Unirrigated.		Total area.	Assessable area.	Cultivated area.
CHANDOLA															
				Rs. a. p.		Rs.							Rs. a. p.	Rs. a. p.	Rs. a. p.
	1. Narwan	201	148	57,254 0 0	67,576	...	5,894	1,492	917	12,529	46,744	59,273	0 13 7	0 14 10	0 15 5
	2. Buchwal	181	75	32,912 5 6	41,908	1,355	10,584	2,010	635	16,106	11,238	27,344	0 12 7	1 1 7	1 1 3 3
	3. Majhwar	185	64	41,161 13 0	48,699	...	7,192	2,513	798	15,162	22,934	38,095	0 13 7	0 15 11	1 1 3 8
	4. Dhus	84	50	28,286 14 9	29,342	1,906	7,908	1,869	357	12,839	4,772	17,611	0 15 5	1 6 10	1 1 9 8
	5. Rallupur	80	50	35,748 14 0	18,204	190	5,341	877	448	3,735	7,613	11,348	1 15 9	2 13 2	3 2 5 5
	6. Mawai	51	37	20,898 6 0	11,403	...	2,543	933	270	2,827	4,830	7,657	1 13 3	2 5 8	2 11 7
	7. Malhvari	78	72	24,092 7 9	20,898	...	4,752	880	282	6,209	8,745	14,954	1 2 5 5	1 7 11	1 9 9
	8. Barah	94	59	42,529 15 9	30,114	26	6,116	778	462	8,772	18,960	22,732	1 6 7	1 12 5	1 13 11
	Total	904	555	2,82,854 12 9	2,68,014	3,457	50,030	11,343	4,169	73,179	1,25,836	1,99,015	1 0 3	1 5 1	1 6 9
	CHANDOLA														
	1. Pandra	97	66	57,835 15 6	29,895	...	8,103	1,276	227	16,384	3,845	20,229	1 14 11	2 10 7	2 13 9
	2. Kolasla	147	96	97,814 15 9	55,675	...	15,664	2,642	421	31,605	5,343	36,948	1 12 1	2 7 1	2 10 4
	3. Suktanipur	31	23	9,674 7 0	7,614	...	2,342	207	47	3,787	1,231	5,018	1 4 4	1 13 4	1 14 10
	4. Athgawan	164	70	47,996 10 6	22,892	...	6,062	726	248	13,077	2,779	15,856	2 1 7	2 13 8	3 0 5
	5. Sheopur	110	47	41,957 7 9	21,013	700	4,938	370	282	10,937	3,786	14,723	1 15 11	2 11 8	2 13 7
	6. Katabar	215	94	99,735 13 9	65,897	929	13,670	1,786	598	34,428	14,486	48,914	1 8 3	1 15 1	2 0 7
	7. Jalhupur	62	40	43,821 13 8	27,587	1,528	7,992	414	178	7,884	9,591	17,475	1 1 9 5	2 6 10	2 8 1
	8. Dehat Amanat...	142	67	57,396 0 9	34,259	4,291	7,415	1,688	590	9,949	10,326	20,275	1 10 10	2 8 9	2 13 4
	9. Kaswar Sarkari,	132	28	52,960 6 6	28,064	430	5,428	1,519	716	13,008	6,968	19,971	1 14 2	2 6 2	2 10 5
	Total	1,100	531	5,09,193 11 2	2,92,596	7,878	71,674	10,628	3,307	141,054	58,355	199,409	1 11 10	2 6 2	2 8 10
	Total of District...	2,004	1,086	7,92,048 7 11	5,60,910	11,335	1,21,704	21,971	7,476	214,233	1,84,191	398,424	1 6 7	1 13 7	1 15 10

No area statements having been compiled in 1790, or when the assessment was made permanent in 1795, it is impossible to give any details of increase in cultivation, &c.

Variations in revenue
between 1795 and 1840-41.

30. The revenue, however, of the 17 parganas comprised in the district would appear to have altered as follows :—

Tahsil.	Pargana.	1790.	1840.	Increase.	Decrease.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Chandoli...	1. Narwan ✓ ...	73,307 4 0	57,254 0 0	...	16,053 4 0
	2. Burhwal ✓ ...	32,560 13 6	32,912 5 6	351 8 0	...
	3. Majhwar ...	40,192 13 0	41,161 13 0	969 0 0	...
	4. Dhus ✓ ...	28,938 2 0	28,286 14 9	...	651 3 3
	5. Ralhupur ✓ ...	34,108 8 3	35,748 14 0	1,640 5 9	...
	6. Mawni ✓ ...	20,671 1 0	20,868 6 0	197 5 0	...
	7. Mahwari ✓ ...	22,654 7 6	24,092 7 9	1,438 0 3	...
	8. Barah ✓ ...	42,434 15 9	42,529 15 9	95 0 0	...
	Total ...	2,94,868 1 0	2,82,854 12 9	4,691 3 0	16,704 7 3
			Net decrease ...	...	12,013 4 3
Benares ...	1. Pandra ✓ ...	52,874 7 0	57,835 15 6	4,961 8 6	...
	2. Kolash ✓ ...	95,639 7 9	97,814 15 9	2,175 8 0	...
	3. Sultanipur ✓ ...	9,339 1 0	9,674 7 0	335 6 0	...
	4. Athgawan ✓ ...	48,038 6 0	47,996 10 6	...	41 11 6
	5. Sheopur ✓ ...	35,713 5 9	41,957 7 9	6,244 2 0	...
	6. Katohar ✓ ...	97,672 12 10	99,735 13 9	2,063 0 11	...
	7. Jallhupur ✓ ...	41,433 9 6	43,821 13 8	2,388 4 2	...
	8. Dehat Amanat ✓ ...	55,285 10 9	57,396 0 9	2,110 6 0	...
	9. Kaswar Sarkari ✓ ...	51,235 6 6	52,960 6 6	1,725 0 0	...
	Total ...	4,87,232 3 1	5,09,193 11 2	22,003 3 7	41 11 6
			Net increase ...	21,961 8 1	
	Total of District ...	7,82,100 4 1	7,92,048 7 11	9,948 3 10	

31. In only three parganas was there a decrease in the revenue between 1790 and 1840, and in two of these, Narwan and Dhus, the decrease has been nominal only, being due to the re-arrangement during that period of the district boundaries, and the transfer of portions of these parganas to the Gházipur and Mirzapur districts. The small decrease in Athgawan is attributable to remissions for lands taken up for the Jaunpur-Benares road.

32. All other parganas show increases of varying amounts. The greater portion of this increase is due to the resumption of invalid revenue-free tenures, regarding which a detailed enquiry was made between 1830 and 1840. A small balance may be, and probably is, attributable to assessments of alluvial increments in the riverain parganas. Details of the exact amount of variation, attributable to each of the above mentioned causes, are unobtainable.

33. Subsequently, acreage tax was assessed in 1872 and 1879, under Acts XVIII. of 1871, and III. of 1878. The results of these assessments were as follows:—

Tahsil.	Pargana.	Acreage.		Remarks.
		1872, at 2 annas per acre.	1879, at 2 annas 6 pie per acre.	
		Rs. a. p.		
Chandoli ...	Narwan ...	7,684 6 3	9,622 8 9	
	Burhwal ...	3,946 8 2	4,941 3 5	
	Majhwar ...	5,178 8 10	6,573 9 9	
	Dhus ...	2,513 7 4	3,141 13 2	
	Ralhupur ...	1,537 11 11	1,923 2 10	
	Mawai ...	1,015 6 11	1,268 15 3	
	Mahwari ...	1,960 5 6	2,456 4 1	
	Barah ...	2,949 9 5	3,722 6 3	
	Total ...	26,786 0 4	33,649 15 6	
Benares ...	Pandra ...	2,611 0 3	3,384 11 4	
	Kolasla ...	4,783 7 0	5,988 11 7	
	Sultanipur ...	640 1 8	800 2 1	
	Athgawan ...	2,087 9 1	2,609 7 4	
	Sheopur ...	2,082 14 7	2,624 0 9	
	Katehar ...	6,516 14 2	8,130 6 4	
	Jalhupur ...	2,351 9 3	2,946 11 1	
	Dehat Amanat ...	2,941 10 4	3,677 0 11	
	Kaswar Sarkari ...	2,720 9 7	3,335 10 9	
	Total ...	26,735 11 11	33,496 14 2	
	Total District ...	53,521 12 3	67,146 13 8	

34. As the inclusion of these sums in the revenue proper would only complicate explanations, I propose in the subsequent chapters of this report to keep the acreage tax figures quite distinct from the revenue proper, with which they have, really, no connection, though the zamindars do look on the acreage tax assessment as merely a device to get round the permanent settlement contract.

CHAPTER III.

35. Having now explained the causes which led to the new survey and revision of records, the next points to be touched on are (1), the method by which the work has been carried out; and (2) its results.

36. As I have already noted, the Benares district was formally declared under settlement by Government Notification No. 450, dated 24th March, 1882. The first step was demarcation of boundaries, which was started under Munshi Lachmi Narayan, Deputy Collector, assisted by a small staff of amins, in tahsil Chandauli in July, 1882.

37. On my return from privilege leave in the commencement of November, 1882, I found that the demarcation of a couple of parganas to east of the Chandauli tahsil had been completed, and that Major W. Barron, Superintendent of Survey, with his party, were about to commence the survey. The question, to which Major Barron and I directed our first attention was—"How could the survey and revision be carried through with the greatest rapidity, efficiency, and economy combined?" After considering all points carefully, we came to the conclusion that our best plan would be to combine the survey and revision of records. The responsibility remaining the same as before, but the survey staff being utilized to fill in all the columns of the khasra and to prepare the rough jamabandi slips simultaneously with the survey. It was laid down definitely at the same time that in all pure survey matters the orders of the officer in charge of the survey were to be carried out, while in all matters connected

with the record-of-rights the Settlement Officer's orders were to be final, the survey officer and his staff being looked upon, so far as the revision of records was concerned, as the Settlement Officer's assistants. We hoped in this way, by utilizing to the full the large survey establishment and by preparing the records simultaneously with the survey, to get through the work more rapidly, with equal efficiency, less friction, and more economy.

38. The old system of making the survey one year and handing over the records to the Settlement Officer to be dealt with the next, or, as in some cases happened, the year after the next, was certainly to be deprecated. It involved a good many alterations and corrections in the survey papers, as in many instances changes took place between the survey and the preparation of the record-of-rights. This of course meant extra work, and extra work is synonymous with extra expense. Obviously the old system also involved considerable delay, and any prolongation of such operations must naturally be attended with extra expense for supervision and extra friction in the way of harassment to the inhabitants.

39. Work was first started on our combined system at the commencement of December, 1882. On 13th January, 1883, a committee, consisting of the members marginally noted,* was held in Benares. The details of the system we proposed to pursue, together with specimens of the work which had been done during the preceding month, were laid before the committee and generally approved. The following memo. was also written and submitted to Government as a sketch of the system on which we proposed to work :—

* Senior Member, Board of Revenue.
Secretary to Government, North-Western Provinces.
Commissioner of Benares Division.
Collector and Settlement Officer of Ghāzipur.
Collector and Settlement Officer of Mirzapur.
Collector and Settlement Officer of Ballia.
Survey Officer, Mirzapur.

“ The settlement munsarims take the field with the survey inspector and his amins. One inspector having under him eight or nine amins, it will, under ordinary circumstances, be advisable to have two munsarims per inspector's circle.

“ The amin's first duty is to take up the boundaries and to divide the village off into squares. While the amin is thus employed, the inspector and munsarim are directed to prepare the *hissu-kashi* or *fard-naziyat* of the village, which document forms the basis of the new khewat; they also collect the zamindars and tenants, and with the aid of the patwari, prepare the jamabandi slips for each tenant, &c, by entering the headings of cultivator's name, &c., thereon. By the time this has been done, the amin is ready to commence his field measurements.

“ The survey inspector and settlement munsarims are instructed to see the amins and patwari well forward in the work of field survey before they leave the spot. They will see the entries of on an average about 50 fields made and be certain that the patwari and amin thoroughly understand the system and instructions issued before they pass on to the next village. These instructions are as follows :—As each field is measured, the patwari has to make the necessary entries regarding that field in the form of a Nagri khasra, and also to enter the field in the jamabandi slip of the tenant to which it belongs.

“ The survey amin at the same time has to make the same entries in the form of an Urdu khasra. As each succeeding field is measured and numbered, the same procedure regarding it has to be gone through and the entries written up in the presence of the zamindar or his authorized agent and the cultivator. In cases of dispute, the disputed entry is to be left blank and the disputed number jotted down on a separate slip by both survey amin and patwari. While this is going on, the settlement munsarim and survey inspector have orders each in turn to visit every working party, attest the entries already made, see that the survey amins and patwaris under-

stand their instructions and are working up to them, and, in fact, to exercise the strictest supervision in every way.

" Following this plan, we have by the time the measurement of the village is completed, the following papers :—

- " 1. The original field map.
- " 2. The rough Urdu khasra written by the survey amín.
- " 3. The rough Nagri khasra written by the Patwári.
- " 4. The jamabandi slip.
- " 5. The list of disputes.
- " 6. The *hissa-kashi* or *fard-naviyat* as prepared in rough by the settlement munsarim.

" Up to this point the areas are wanting in all these papers.

" These papers are then handed over to the survey inspectors and munsarims, who conjointly and each in his separate department thoroughly test the papers.

" The undisputed jamabandi slips are attested and signed in the presence of the munsarim by zamíndár, tenant, and patwári.

" In each case of dispute the munsarim has to make a short abstract of the facts of the case as stated by the parties. This abstract is in the form of a jamabandi slip, and the disputed and undisputed slips are kept separate and distinct. This done and the papers passed as correct (barring disputes, which have to be legally dealt with), the original field map and Urdu khasra are handed over to the Survey Department, while the Hindi khasras, jamabandi slips, and rough khewat are kept in the Settlement Department.

" On receipt of the original field map and Urdu khasra, the Survey Department at once furnish the settlement with a preliminary trace of the map, retaining the original field map and Urdu khasra in their own hands.

" Up to this point the Settlement Department have the following :—

- " 1. Preliminary trace of map.
- " 2. Rough Nagri khasra, still with no areas.
- " 3. Rough jamabandi with disputes undecided, and still with no areas.
- " 4. Rough khewat.

" The preliminary trace received, these papers go direct to the Settlement Deputy Collector, who, as soon as he can, has to visit the village, attest the khewat and jamabandi slips, and settle the disputes. Duplicates will then be made of all the jamabandi slips for issue to the tenants.

" While the Deputy Collector is doing all this, the Survey Department are employed in inking up their maps and working out their field areas. This completed, the Survey Department furnish the settlement with a field register and also a complete Urdu khasra with areas of each field entered in acres and bighas. Here the work of the Survey Department practically closes.

" The next step is to enter the areas in the jamabandi slips, which are then completed. The jamabandi will then be notified and an attested copy of each slip given to the tenant affected. On distribution of these slips notice will be given that a further period of 15 days will be allowed for objections.

" This period elapsed without objections having been filed, the zamíndár and tenant will be held to have acquiesced in the jamabandi, which with khasra and khewat will then be arranged and filed in the usual manner.

" One other point may be noted, and that is, that instructions have been issued to all settlement munsarims to keep a record, in a narrative form, of all points in the constitution of any village they may have to deal with which are in any way worthy of note.

" This will be scrutinized by the Settlement Deputy Collector, who will also make enquiries and add his remarks.

" This paper will form the basis of the memo. which is recommended by the committee to take the place of the *wajib-ul-arz*.

" The objects which we have tried to keep in view in making these arrangements are:—

" (1.) To do the work as rapidly and cheaply as possible consistently with accuracy.

" (2.) To strengthen the hands of both the Survey and Settlement Departments by a system of mutual help and assistance.

" (3.) To, as far as possible, avoid the work of one department being retarded by the operations of the other.

" (4.) To minimize the worries and harassings of the zamindár and tenant which are to some extent inevitable in all settlement work.

" As far as we have gone, as yet we have met with no insuperable difficulties in carrying out this system, and we see no course better adopted to attain the objects we have had in view."

40. This memo. gives briefly the heads of the system which is now known as the Benares system. Government sanctioned the employment of this system, subject to further report on its working, in G. O. No. 273, dated 31st January, 1883. Para. 4 of this G. O. runs as follows:—

" At a meeting of revenue officers recently held at Benares, of which the Senior Member of the Board was President, the method in which the revenue officials of the settlement should work along with the survey officials was fully discussed, and the system now in operation in the Benares district was, subject to report after a further trial, generally approved of. The system provides for the simultaneous preparation of the map, khasra, and jamabandi, for the almost immediate attestation of the last, for the preparation of the rough khewat previous to the commencement of field work, and for the abolition of the *wajib-ul-arz*, and the substitution for it of a note, to be inserted in the khewat, of any custom or form of constitution peculiar to particular estates. The classification of soils, their valuation by means of standard prevailing or customary rates, and the assessment of the land revenue as much as possible upon ascertained actual rentals, were also discussed at the meeting. These and other subsidiary matters involved in carrying out the settlement should be further considered by the Board, so that, on the receipt of the orders of the Government of India upon the letter submitted to them, the Board may be prepared to submit a draft of the requisite instructions for the Survey and Settlement Officers to be employed in Gorakhpur and Basti."

41. I would note here, that, as Benares is a permanently-settled district, no necessity existed for classifying or recording soils or for the preparation of any assessment statistics. Rules on these subjects, therefore, formed no part of the Benares system and had to be separately considered.

42. In accordance with Board's No. ⁶³³₁, dated 12th July, 1883, a further report on the working of this system was submitted by me in my ²⁷₁ No. ⁵⁶₁, dated 13th August, 1883, and with it I also submitted a note by Major Barron, dated 18th July, 1883, criticizing the system from a survey point of view. The gist of these reports (of which it is unnecessary to give the details here) being favourable, the continuation of the combined system was sanctioned, and it was further extended, with certain modifications, to the districts of Gorakhpur and Basti.

43. I am aware that the system of combined survey and settlement is no new idea. It had been advocated by the survey officers for some years before it was actually adopted. It was the settlement officers who objected to it, and mainly on the following grounds:—

Firstly.—That they would not undertake responsibility for work done by others.

Secondly.—That the staff employed in the survey had not sufficient technical knowledge to enable them to make the record entries correctly.

Thirdly.—That no work could progress without friction under two masters.

These same objections have been urged also, with some vehemence, since the system came into operation. I do not think, however, that there is one of them entitled to any weight. The first could easily be got over by the employment of a settlement muharrir or munsarim with the survey amín when making his survey. This was the plan pursued in Benares when the system was first started and the survey men were new to their work. In Gorakhpur, however, as soon as the survey staff got used to the work, Mr. LaTouche withdrew the settlement officials, and the entries are now made by the survey staff, the settlement officer accepting the responsibility without demur: so that practically this objection has been found not to exist. The same remarks apply to the second objection, which has even less weight than the first, as most of the survey amíns were, I found, old settlement employés, who had the greater number of them had considerable experience in this very work of writing up settlement records under the old system. The objection came to this, that, when employed as settlement amíns under the old system, they *had* sufficient technical knowledge to do the work, but when after lengthy experience of settlement work they took service in the survey, they lost all such knowledge. The argument is hardly worth refuting. With regard to the third objection, it is obvious that, unless the officers of both departments work together and in harmony, it is impossible for any combined operations to succeed. If officers fall out, subordinates follow suit, and work suffers. It was for this very reason that Major Barron and I were careful, in settling preliminaries, to lay down once for all the powers of the officer in charge of each department, as shown in para. 37 *supra*. If these lines are kept to, and the officers cordially co-operate with, one another, I see no reason why the combined system should not work. Experience has shown both in Benares and Gorakhpur, that it can be worked harmoniously. I think, too, that the results obtained in Benares will show that though greater accuracy may not be apparent (that is a difficult point to prove), yet the combined system has the advantage of securing less delay in the operations and is, if not more, certainly as economical as the old system.

44. Having described the system on which the records have been prepared, I will now pass on to the records themselves. The settlement record. misl or record is composed of two volumes, containing each the following papers:—

VOLUME I.

- (1) Khewat, or record of proprietary holdings.
- (2) Jamabandis, or record of tenant holdings.
- (3) Halat dehi, or village state.

VOLUME II.

- (1) Map.
- (2) Khasra, or index to settlement record.
- (3) Grove statement.
- (4) Well statement.
- (5) General village statement.
- (6) Final rubkari for distribution of revenue.
- (7) Final rubkari of settlement.

45. Of these papers, Nos. 3, 4, 5, and 7, Vol. II., require but little notice. The grove and well statements are what their names imply, merely statements of groves and wells, giving details of ownership, &c. Minor papers. The general village statement is an abstract of the results of the measurements as shown in the khasra and the attestation as shown in the jamabandi. The settlement final rubkari is merely a short resume of the steps by which the papers have been compiled, with final orders for them to be brought together, bound, and deposited in the Collector's record-room. Paper No. 6, Vol. II. The distribution of revenue rubkari, may be taken as a part of the khewat, and will be dealt with as such in the following explanations:—

Main papers in settlement record.

46. The main papers in the settlement record are:—(1) The map, (2) the khasra, (3) the jamabandi, (4) the khewat, (5) the *halat-dehi*.

47. Out of these five the last named, is, to my mind, the least important. The *halat-dehi*, or village state is, it will be remembered, the substitute for the old *wajib-ul-arz*, or village constitution paper, recommended by the committee of the 13th January, 1883, see para. 4, G. O. No. 273, dated 31st January, 1883, quoted in para. 40, Chapter III., *supra*. It was proposed, first of all, to do away with the *wajib-ul-arz* entirely, but it was afterwards found that some such paper was absolutely necessary, in order to comply with the provisions of section 66, Act XIX. of 1873, regarding cesses. The paper now prepared has been restricted to as narrow limits as possible consistent with the due fulfilment of the ends for which it was framed. The *halat-dehi* contains mention of the method by which, and the instalments in which, the Government revenue of the estate is paid and the rents collected, cesses under section 66, Act XIX. of 1873, and any other matters of local interest, such as rights of irrigation, &c. The paper is merely a memorandum of existing custom, as ascertained by the settlement officials, during the progress of settlement operations.

48. The record-of-rights proper reduces itself, therefore, to the following four papers:—(1) The map, (2) the khasra, (3) the khewat, and (4) the jamabandi. Record-of-rights proper. The map is, of course, the basis of the whole record. The khasra is the record of measurement areas and the index to the other three papers. The khewat is the full record of all proprietary rights, interests, and liabilities of whatever kind. The jamabandi is the record of every description of tenant-right and liability.

49. The greater portion of the district has been surveyed to the scale of 16 inches = 1 mile. In 30 villages, adjoining the city it was found necessary, on account of the small size of the fields and holdings, to increase the scale to 32 inches per mile, and the city proper has been surveyed on a scale of 64 inches to the mile. The larger scale, on which the survey in these exceptional cases has been made, has increased the cost to some extent. This was, however, unavoidable, as, had the smaller scale been employed, the numbers in the map would have been undecipherable. The measurements were first worked out in acres and afterwards reduced to bighas of the size known in the district as the *Dankini* bigha. This bigha is, as already stated (see para. 23, Chapter II.) 56 yards square, or 3,136 square yards in size, 1.543 bighas, or 1 bigha 10 biswas 17 dhurs. = 1 acre. The map or shajra.

50. I have here to notice and to apologize for an error which was made in replying to the Board's Circular No. $\frac{9830}{1-16}$, dated 26th July, 1884. In my reply No. $\frac{125}{1-2}$, dated 31st July, 1884, I stated that the bigha employed in preparing the revised records was one of 55 yards square, or 3,025 yards square, instead of 56 yards square, or 3,136 square yards, as it really was. How the mistake arose I cannot conceive. Should it be considered advisable, it would certainly seem to be a

step in the right direction to introduce one size of bigha all over the provinces. This could easily, even now, be done by adding a column to the khasra. This paper would then show, in parallel columns, the area of each field, (1) in acres, (2) in *Dankini* bighas, 3,136 square yards, and (3) in Government bighas, 3,025 square yards. The 3rd column could be easily filled in by the patwāris with the help of a table for converting acres or bighas of 3,136 square yards into bighas of 3,025 square yards. Then when the people had become accustomed to the *Sirkari* or Government bigha, the entry of the *Dankini* bigha could be omitted and the areas shown in acres and Government bighas only. A radical and sudden change in the unit of measurement recognised and for years back used by the people would only have given rise to endless disputes. In fact, some of the zamīndārs, thinking from the mistake made in my letter that the unit of measurement had been altered, were preparing to claim enhanced rents from all their tenants on the ground that the old rents had been fixed on the basis of a different unit of measurement than that used at the revision. Both zamīndārs and tenants in these permanently-settled districts are exceedingly litigious and up to every legal device. Had the area by *Dankini* bighas been omitted and that by the *Sirkari* bigha of 3,025 square yards substituted, I am convinced that there would have been disputes regarding the rent of almost every holding in the district. Zamīndārs would have claimed enhancement on the ground of alleged increase in area ascertained by measurement, and tenants would have countered them with claims for abatement, on the ground that the existing rentals were fixed on rates calculated on a larger bigha than that now in use. The only way, I am convinced of introducing the change desired is, to do it gradually, entering both measurements for a time till the people get accustomed to the new unit and then dropping out the old. This, as I have noted above, can be done even now, if considered necessary.

The khasra.

51. The khasra has been compiled in the following form :—

1	2	3	TENANTS HOLDING.		6	7	DETAILS OF AREA.												19	20
			4	5			BARREN.			CULTURABLE WASTE.				CULTIVATED.						
							Usar.	Under water.	Barren.	Jungle.	Bigha.	Waste.		Irrigated.		Unirrigated.	Total cultivated area.			
												Old waste.	New waste.	From wells	From other sources.					
							8	9	10	11	12	13	14	15	16	17	18			

In so far as "serial number" is concerned, the khasra is merely an index to the field map. With regard to columns 2 to 5, this paper does the same duty towards the khewat and jamabandi. For instance, supposing field No. 10 belongs to patti Ram Baksh and in that patti there are 10 sharers, the entry in column 3 would run "So and so, &c., share-holders in patti Ram Baksh, in accordance with khewat entry No. so and so." In the khewat, full details regarding all the share-holders would be found. In the same way with regard to the tenants' names, column 4 of the khasra merely gives a reference to the number in the jamabandi in which the full details of the tenants holding may be found. So far as these columns are concerned, the khasra is merely the link which binds all the records together. The remaining columns of the khasra contain a record of actuals of areas, description of areas and crops as ascertained to exist at the time of measurement.

52. The following statistics accompanying this report have been compiled from the khasra :—

I.—*Appendix A*.—General area statement.

II.—*Appendix B*.—Crop statement.

53. *Appendix A*.—General area statement (parganawar) gives the revenues and areas of each pargana of the district as they appear in the 1840-41 records, and as they have been ascertained to stand at the present survey of 1882-83 and 1883-84. Tahsil Chandauli was surveyed in the former and tahsil Benares in the latter year. The causes for the variations in revenue and total area of each pargana have been given in the column of remarks in the appendix.

54. The tahsil and district total are shown in the annexed statement :—

Serial number.	Name of tahsil.	Number of villages.	Number of mahals.	Revenue.	Total area in acres.	UNASSASSABLE AREA IN ACRES.		CULTURABLE AREA IN ACRES.		CULTIVATED AREA IN ACRES.			INCIDENCE OF REVENUE PER ACRE.			Remarks.
						Revenue-free.	Barren, including ponds, &c.	Groves and old waste.	New waste.	Irrigated.	Unirrigated.	Total.	On total area.	On assessable area.	On cultivated area.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	Tahsil Chaur- dani.	904	555	Rs. a. p. 2,82,854 12 9	268,014	3,457	50,030	11,343	4,169	73,179	125,836	199,015	1 0 3	1 5 1	1 6 9	
		904	677	2,80,666 2 0	272,406	3,514	32,849	24,866	2,308	52,756	156,123	208,879	1 0 6	1 3 0	1 5 6	
		..	122	..	4,392	57	..	13,513	..	..	30,287	9,864	..	..	..	
		..	..	2,188 10 9	..	..	17,181	..	1,861	20,423	..	..	..	..	..	
2	Tahsil Bonares	1,100	531	5,09,198 11 2	292,896	7,878	71,647	10,628	3,307	141,054	58,355	199,409	1 11 10	2 6 2	2 8 10	
		1,107	814	4,90,174 5 3	297,400	10,088	35,696	44,081	1,963	128,712	77,020	205,732	1 10 4	1 11 2	2 6 1	
		7	287	..	4,554	2,160	..	33,403	..	..	18,665	6,323	..	..	..	
		..	..	19,019 5 11	..	..	35,978	..	1,344	12,342	..	..	..	..	..	
3	Total District.	2,004	1,086	7,92,048 7 11	560,910	11,335	121,704	21,971	7,476	214,233	184,191	398,424	1 6 7	1 13 7	1 15 10	
		2,011	1,494	7,70,840 7 3	569,866	13,552	68,545	68,887	4,271	181,468	233,143	414,611	1 5 6	1 9 3	1 13 9	
		7	408	..	8,956	2,217	..	46,916	..	..	48,952	16,187	..	..	..	
		..	..	21,208 0 8	..	195	53,159	213 5	3,205	32,765	..	..	..	..	..	
		..	..	26	..	43 6	..	..	42 8	15 3	..	..	..	..	..	

55. Of the increase of seven villages one is merely nominal, the lands of the central jail, situate in pargana Sheopur of the Benares tahsíl, having been measured at the recent revision as a separate village. The remaining six are villages transferred from Jaunpur after 1840-41 and included in the Pandrah pargana of the Benares tahsíl.

Reasons for variations.
Increase in the number
of villages.

56. The increase of 408 in the number of maháls is due to partitions. Out of the whole number 156, or 38·2 per cent., are in pargana Katehar of the Benares tahsíl, where the sub-division of estates has gone on more rapidly than in any other pargana. It will be noticed that both at the last settlement and the present revision the number of maháls is less than the number of villages. This is due to the system, already alluded to more than once, of settling under one lump sum groups of villages. In 1840 the number of villages were nearly double the number of maháls; now they are in the proportion of 4 to 3. The details of the different kinds of maháls will be found in the khewat abstract (Appendix C).

Increase in the number
of maháls.

57. The increase in the total area of the district as found at the former and present surveys is 8,956 acres, or 1·6 per cent. About one-fourth of this increase is due to the inclusion in the present survey of the cantonment area which was omitted altogether in the 1840 settlement survey, and to the addition, after settlement of the six Jaunpur villages already alluded to, of the remainder; about one-half may be attributed to the inclusion of the Ganges bed in the present survey areas of the riparian villages, and the rest to variations in survey, probably amounting to some ·5 or ·6 per cent.

58. The increase in the revenue-free area is due to the grant of certain villages in pargana Sheopur in revenue-free tenure to Sir Dinkar Rao in exchange for certain villages in Dholepur adjoining the Agra district, under G. O. dated November, 1884, and to the remission of revenue in favour of Rani Indar Narain Kuar, wife of the Mahārāja of Benares, on a plot of land in pargana Kaswar Sirkari declared revenue free under Board's No. 331, dated 17th July, 1860.

Increase in revenue-free
area.

59. The decrease in barren, &c., is met by a corresponding increase in culturable waste and cultivation. In 1840-41 the waste land, groves, &c., were not numbered and much culturable land was entered in the records as barren.

Decrease in barren and
increase in culturable area.

60. In cultivation there has been an increase in the whole district of 4 per cent. only, and the irrigated area has apparently decreased by 15·3 per cent. I say apparently, as the greater part if not all the decrease has been caused by difference of classification. In 1840 irrigable land appears to have been classed as irrigated; at the present revision it has been classed as dry. Moreover, almost the whole of the irrigation is from jhils, tanks, ponds, and embankments, and the area under irrigation naturally varies considerably according to the seasons. From what I have seen I should say that the area capable of irrigation has, if not increased, certainly not diminished. In certain places, notably near the city and the large town of Ramnagar, the facilities for irrigation have considerably increased.

Variations in revenue.

61. The revenue variations during the last 40 years have been—

						Rs.	a.	p.
Increases aggregating	...	...	...	...	...	3,051	7	5
Decreases amounting to	...	...	...	...	...	24,202	8	1
					Net decrease	21,208	0	8

The causes for these variations have been—

		Rs.	a.	p.
Increases —				
(1)	By resumption of invalid muafis in tahsíl Chandauli ...	77	7	9
(2)	By transfer of 6 villages from Jaunpur to pargana Pandrah...	1,865	0	0
(3)	By assessments on account of alluvial increments in parganas Jahpur, and Katehar, tahsíl Benares ...	1,111	15	8
Total ...		3,054	7	5
Decreases—				
		Rs. a. p.		
(1)	Remissions on account of appro- } Tahsíl Chandauli ... 2,266 2 6 } priation of lands for public } purposes. } „ Benares ... 8,561 9 1 }	10,827	11	7
(2)	Revenue-free grant to Sir Dinkar Rao, in pargana Sheopur, tahsíl Benares ...	3,893	0	0
(3)	Revenue-free grant to Rani Indar Narain Kuar in pargana Kaswar Sirkari ...	283	14	3
(4)	Malikana allowances to the Mahārāja of Benares in pargana Kol Asla, tahsíl Benares ...	9,257	14	3
Grand Total ...		24,262	8	1

Appendix B.—Crop
statement.

62. The crop statement gives the following result : —

Serial number.	Name of tahsil.	Kharif.												Rabi.												Grand Total.	Dofashi.	Remarks.
		Total, Kharif.												Total, Rabi.														
		Juar.	Bajra.	Arhar.	Misc.	Makhi.	Kodon and mandua.	Indigo.	Sugarcane.	Temp.	Vegetables and flower gardens.	Mixed crops.	Total, Kharif.	Barley.	Wheat.	Gram.	Pear.	Mixed crops.	Masur.	Linseed.	Vegetables and flower gardens.	Boro rice.	Melons and kakris.	Opium.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Total, Chaudhali.	1840	7,250	3,583	11,345	39,572	3,459	4,279	900	20,386	...	540	13,358	105,007	39,997	19,817	8,661	16,986	2,507	4,282	4,210	153	...	1	1,151	97,702	202,769	3,754	
	1878	1,643	3,137	4,640	58,503	271	2,086	430	6,449	3	56	27,893	105,067	37,751	21,514	10,058	15,072	14,264	3,931	1,060	2,391	...	...	3,201	109,242	214,309	5,430	
	+	...	...	...	18,931	...	...	...	...	3	...	14,543	60	...	1,697	1,397	...	11,757	...	...	2,241	...	...	2,050	11,480	11,540	1,676	
Total, Bannar.	-	5,604	743	6,705	...	3,218	2,243	530	13,557	...	454	...	...	2,246	...	...	1,904	...	351	3,150	...	...	1	...	...	...	...	...
	1840	8,310	5,208	11,021	25,351	528	4,525	3,525	20,857	222	1,777	18,536	100,215	44,460	22,748	10,419	8,180	8,951	1,916	2,864	1,606	...	172	800	102,215	202,430	3,021	
	1878	2,996	5,507	4,619	21,470	5,067	352	815	14,475	4,698	932	36,778	97,794	19,563	3,129	1,749	3,346	80,372	220	1,455	1,716	72	431	16	112,088	209,882	4,150	
Total, District.	+	...	394	...	...	4,539	...	...	...	4,471	...	13,242	...	...	...	...	...	71,421	...	...	110	72	259	...	9,873	7,452	1,129	
	-	5,314	...	6,402	3,911	...	4,173	3,010	6,412	...	845	...	12,421	24,907	19,620	8,669	4,834	...	1,696	1,479	...	...	...	784	...	...	...	
	1840	15,560	9,086	22,365	64,933	4,017	8,804	4,755	41,223	222	2,317	31,839	205,222	84,457	42,365	19,079	25,166	11,438	6,198	7,174	1,750	...	173	1,951	199,977	405,199	6,775	
Total, District.	1878	4,642	8,734	9,259	19,973	5,335	2,355	1,245	20,924	4,696	688	64,674	202,561	57,304	24,642	11,807	18,418	94,696	4,151	2,545	4,107	72	431	3,217	221,330	424,191	9,580	
	+	...	...	...	15,020	1,321	...	...	...	4,474	...	32,755	...	...	...	...	...	83,178	...	...	2,351	72	258	1,266	21,353	18,992	2,805	
	-	10,915	352	13,107	...	...	6,416	3,547	20,266	...	1,329	...	2,301	27,153	17,323	7,272	6,748	...	2,047	4,629	...	...	...	...	...	...	...	

63. The noticeable features in this statement are the following :—

1st.—The very large increase in the area under mixed crops in both harvests, accompanied by a corresponding decrease in the areas under the various crops of which these mixed crops are composed. This is due to difference in classification. At last settlement the predominating crop was entered as the sole crop, while at revision all crops were entered, and the area in which several different kinds of seed had been sown together was included in the area under mixed crops. For instance, in 1840, if bājra and makai were found sown together, as is a common practice, the land appears to have been entered as under either one or the other crop according as the one or the other predominated, while at revision both crops have been entered and the land included in the area under mixed crops. The custom of sowing mixed crops is due to the cultivators being averse to putting all their eggs, so to speak, in one basket. They think if one crop gets injured or fails, they can fall back on the other. The custom was as prevalent 40 years ago as it is now, and the differences disclosed in the statement are merely, as I have before said, differences in classification.

2nd.—The large decrease in the area under sugar, which has been replaced by rice and hemp cultivation. Both these last-named staples give good returns and require but little outlay. For both articles, too, there is a growing demand. Sugar, on the other hand, is a delicate crop to handle, takes time to grow, and requires a large outlay. In the eastern districts I have noticed that sugar-growing is gradually, for the reasons above given, falling off. The sugar crop occupies the land two years, requires a very large outlay, and has to be very carefully tended, heavily manured, and thoroughly irrigated. If the crop fails, the loss to the cultivator is very heavy. If it succeeds, the gain is large, but not so large in proportion as it used to be formerly, when the price of grain was low. The rise in the prices of the various food staples of late years has done much to reduce the sugar-growing area.

3rd.—The increase in the land under two crops. This indicates closer cropping, due to the pressure of the increased population on the land.

64. The khewat, or record of proprietary rights, contains full details of the rights, interests, and liabilities of the proprietary body—1st, *interse*, and 2nd, *quoad* the ruling power. In describing this record I propose to deal with the subject under three heads :—

The khewat.

1st.—The rights of the proprietary body both among themselves and with respect to Government.

2nd.—The liabilities or responsibilities of the land-holders.

3rd.—The castes and status of the land-holding classes.

Distribution of the proprietary holdings.
is divided into—

65. Taking these heads in order, we find from Appendix C., “ the parganawar abstract of the khewat,” that the district

	1	2	3	4	5
	Mauzahs.	Taluqas or complex maháls.	Separate villages.	Maháls inside villages, i.e., simple maháls.	Total columns 2, 3, and 4.
Chandauli ...	904	283	236	158	677
Benares ...	1 107	296	266	255	817
Total ...	2,011	579	502	413	1,494

66. The mauzah or village is here the unit of measurement. In other words, each mauzah is a tract of land separately demarcated and separately measured. The

taluka or complex mahál is a group of villages or portions of villages separately assessed (see para. 17, Chapter II.), and in which each village or portion of village is responsible for the assessment on the whole. These will be further commented upon under head 2, liabilities of land-holders. Column 3 shows the number of villages bearing a separate assessment—that is, in which the unit of responsibility is coterminous with the unit of measurement. Column 4 shows the number of maháls in which the unit of responsibility is less than the unit of measurement, in contradistinction to the maháls in column 2, in which the unit of responsibility is in excess of that of measurement. Column 5 gives the total number of separately assessed holding—that is, the total number of separate responsibilities.

67. In each of these there is a separate proprietary body, consisting either of a single individual or a group of sharers. Besides the proprietary body of the parent mahál which is in some cases divided into superior and inferior, there exist also a largish class of holders of miscellaneous proprietary tenures. These have all been recorded with the following results:—

	1			2			3			4			5	6		
	Zamindari.			Perfect pattidari.			Imperfect pattidari.			Total of columns 1, 2 and 3.			Miscellaneous holdings.	Mahals in which superior and inferior rights exist.		
	Mahál.	Area.	Revenue.	Mahál.	Area.	Revenue.	Mahál.	Area.	Revenue.	Mahál.	Area.	Revenue.		Mahál.	Area.	Revenue.
Tahsil.																
Chandauli ..	394	168,807	1,94,797 2 8	...	...	...	283	95,157	85,561 0 4	677	263,964	2,80,358 2 7	8,442	20	1,560	650 1 5
Benares ..	725	263,215	4,58,171 13 5	1	16	35 0 0	91	20,562	31,879 14 10	817	283,793	4,90,086 12 3	13,667	11	3,278	4,437 12 0
Total, District ...	1,119	432,022	6,52,968 15 8	1	16	35 0 0	374	115,719	1,17,440 15 2	1,494	547,757	7,70,444 14 10	22,109	31	4,838	5,087 13 8

Out of the 1,494 maháls comprised in the district, 1,119, or 75 per cent., are held in pure zamíndári tenure. A very large number of these are held by the Maharája of Benares. Twenty-five per cent only are pattidári. Miscellaneous tenures, small patches in which proprietary rights have sprung up either by grant from the zamíndárs or by prescription, amount in all to 22,109 acres, and there are 31 maháls, in which superior and inferior proprietary rights are co-existent.

The first three classes of tenures need no description. The miscellaneous proprietary holdings include shankalapdárs, muáfídar, and holders of small plots, in which they have obtained a proprietary title, either by grant or prescription. The last class comprises mukarraridárs, who hold under perpetual lease from the superior proprietors, but whose tenure, subject to the terms of their leases, is in all respects the same as that of the proprietor of the soil, being heritable and transferable.

68. With regard to Government, the rights of the proprietary body may be divided into two heads—revenue-paying and revenue-free. The following statement shows the number and area of each class:—

District.	REVENUE-PAYING.			REVENUE-FREE.			TOTAL.		
	Num-ber.	Area in acres.	Revenue.	Num-ber.	Area.	Revenue.	Num-ber.	Area.	Revenue.
			Rs. a. p.						Rs. a. p.
Chandauli ...	671	268,892	280,666 2 0	6	3,514	...	677	272,406	2,80,666 2 0
Benares ...	794	287,422	4,90,174 5 3	23	1,038	...	817	297,460	4,90,174 5 3
Total ...	1,465	556,314	7,70,840 7 3	29	13,552	...	1,494	569,866	7,70,840 7 3

69. I pass on now to the 2nd head, viz., the liabilities or responsibilities of the proprietors. In compiling the khewat, which is the paper on which the revenue collections are made, it was necessary to show clearly the portion of the revenue for which each mahál was liable and the responsibility of each sharer in each mahál. It was here that the main difficulty occurred in the compilation of the khewat. The secret of the difficulty lay in the system (already adverted to) of assessment on talukas, or groups of villages, which obtained at the permanent settlement. Had the assessment been made, as it should have been in the first instance, on the village or unit of measurement, and the statement of liabilities compiled from the detailed assessments, by adding up the village revenues in the case of talukas or complex maháls and by distributing in simple maháls, the task would have been considerably simplified. As the case stood, however, in a large number of instances, the only figures on which we had to work, were lump sums, representing assessments on groups of villages or portions of villages; each group, with the sharers therein, being jointly and individually responsible for the payment of the whole lump assessment. The difficulty here was, while maintaining the joint responsibility, to ascertain and record the individual responsibilities. This difficulty was further enhanced by the gradual disintegration of these complex maháls, which had been taking place ever since the permanent settlement. This sub-division of estates had taken place in various ways. In numberless instances no record had been made at the time, and it was not until the revised khewat came to be attested that the true state of things was discovered. In some instances estates had been partitioned, each new mahál containing some whole villages and some portions of villages belonging to the parent mahál. The lump revenue being divided in accordance with the fractional shares held by the owners of each of the new maháls in the parent mahál. In others there had been a private partition with no record; possession, as ascertained at attestation of the revised record, being the only ground to go on. Occasionally a fractional share of an estate had been transferred by sale or otherwise. It by no means followed, however, that the transferee was in possession

of the fractional share he had purchased in all the component villages. It was as often as not found that, while responsible for and actually paying revenue in proportion to the fractional share he had purchased, he was in reality in possession of a much larger share in one or two of the villages comprised in the estate. These lands having been assigned to him by mutual consent in lieu of the rights he had nominally purchased. In the mahál khewat the purchaser had remained entered as owner of the fractional share he had purchased in the whole mahál and as responsible for the revenue thereon. In reality he was not in possession of this share in the whole mahál, though holding an equivalent in one or two villages. All these changes and sub-divisions and the absolute unreliability of the old records made the compilation of this record of responsibilities, a most difficult and intricate task.

Mauzahwar and mahálwar khewats.

70. I found it absolutely necessary in all complex maháls to have two khewats:—

- (1) The mauzahwar or village khewat.
- (2) The mahálwar khewat.

The former showed the rights and liabilities of the sharers in each village; the latter gave the same details for the mahál. A specimen of each kind of khewat is submitted with this report.

71. The specimens selected have been the khewats of taluka Shahdwar, a complex mahál containing two whole villages, mauzahs Himoti and Shahdwar, and portions of two villages—Bishanpura, one-fourth or 4 annas, and mauza Sirsi, one-fourth or 4 annas. The two last-named villages are sub-divided: Bishanpur into eight and Sirsi into nine portions, each separate portion being attached to a different mahál as follows:—

Mauzah Bishanpura—		(1) Taluka Jurkhore,	Mahál Adit Singh	...	2 annas
	(2)	" "	" Pirithipal Singh	...	2 "
	(3)	" Raghunathpur	" Bandhu	...	2 "
	(4)	" Shahdwar	" Shahdwar	...	4 "
	(5)	" Madhopur	" Thamman Singh	...	1 "
	(6)	" "	" Dhan Singh	...	0 6 pies
	(7)	" "	" Kishen Dayal Singh	...	0 6 "
	(8)	" Mendhi Binoli	" Dubai Singh and Ramjattan Singh.	...	4 annas, "
			Total	...	16 annas.

Mauzah Sirsi—		(1) Taluka Putya	Mahál Indar Dayal Singh	...	G.	e.	c.	d.	
	(2)	" "	" Beni Prasad Singh	...	11	3	1	0	r. p. r.
	(3)	" "	" Deokali Kuar	...	5	3	2	0	13 5 3
	(4)	" "	" Ram Anant Singh	...	17	3	0	1	6 10 6
	(5)	" "	" Ram Deo Singh	...	8	3	1	2	
	(6)	" "	" Sheosahai Singh	...	8	3	1	2	
	(7)	" "	" Kalbaran Singh	...	17	3	0	1	
	(8)	" Chandauli	" Chandauli	...	8	annas.			
	(9)	" Shahdwar	" Shahdwar	...	4	"			
			Total	...	16	0	0	0	0 0 0

72. It will thus be seen that these two villages are sub-divided among 16 complex maháls, some of these complex maháls containing portions of as many as 38 different villages.

For instance, take the case of mauzah Gopai, No. 134 in Appendix D. This village is divided into 15 portions, attached to eight different complex maháls. These complex maháls have been sub-divided into 15 complex maháls and contain 120 villages or portions of villages as follows:—

Name of parent mahál.			Number of maháls into which sub-divided.	Number of villages or portions of villages contained in each mahál.
Bissowri	...	...	2	13
Phutya	...	...	7	11
Chandauli	...	...	1	24
Halwa Dhaneja	...	...	1	21
Digwat	...	...	1	2
Gorari	...	...	1	17
Majhwar	...	...	1	21
Narhar	...	...	1	11
			15	120

Again, as has been shown above, mauzah Sirsi is sub-divided—4 annas in taluka Phutya, 8 annas in taluka Chandauli, and 4 annas in taluka Shahdwar. To this last taluka is also attached a 4-anna share of mauzah Bishanpura, of which village portions are included in the following talukas or complex maháls:—

Taluka Parkhore, containing 30 villages or portions of villages.		
„ Raghunathpur „	35	ditto.
„ Madhopur „	38	ditto.
„ Mendhi Binoli „	27	ditto.
Total	130	ditto.

The enormous difficulty involved in compiling a record of proprietary rights for such complicated and well-nigh inextricably intermingled estates will be at once apparent from these remarks.

73. To further elucidate this matter I give in Appendix D. an abstract statement of the liabilities for each mahál of pargana Majhwar, tahsil Chandauli, perhaps the most complicated pargana in the district. The headings of Appendix D. show the names of each of the 48 complex maháls comprised in this pargana. The vertical columns give the details of the villages or portions of villages included in each complex mahál. The totals at foot of the statement show the revenues for the payment of which each complex mahál, together with each village contained therein, is individually and jointly responsible. The responsibility for the payment of the Government revenue is divided into 78 parts:—

Complex maháls	...	...	...	...	48
Separately assessed villages	...	...	...	...	10
Single-maháls	...	...	...	...	20
					78

The horizontal columns show the positions into which each village has been in course of time split up and the mahál to which each portion is now attached. Opposite each portion has been recorded the quota of the revenue of the mahál debitable thereto, as ascertained at distribution. The totals of these have been given in the last column of the statement.

74. It will be seen that there are in the pargana 185 villages. In only 10 of these is the unit of responsibility the same as the unit of measurement. Four villages have been sub-divided into 12 simple maháls, and the remaining 171 villages are either altogether or in part included in complex maháls. In eight villages small portions have been divided off and separately assessed, the remainder of these villages being distributed among the complex maháls. There are 48 complex maháls, all intermingled one with the other. Looking to the fact that in some instances portions of villages are included in as many as 15 maháls, it would seem that the whole 48 maháls must originally have formed one large estate, the present state of affairs having been arrived at by a series of sub-divisions extending over many generations.

75. This brings me to the question of the distribution of the revenue. The problem here was, while keeping the responsibility undivided, to show also the amount for which each individual share and each individual shareholder was liable. The assessment being a permanent one, no change could of course be made in the total revenue for which each mahál was liable. It was equally obvious that no change could be made in the amount of the revenue, which each shareholder had hitherto paid, and for which he was, consequently, individually responsible. The method employed in distributing the revenue was as follows:—A statement, in the form of a mahálwar khawat, was drawn out, showing the rights held by each shareholder in each village of the mahál, together with the portion of the mahálwar assessment which each shareholder had hitherto paid. Each shareholder was then called upon either to distribute the revenue due from him on the lands in his possession, or to say by what method he wished the amount

distributed. A statement was at the same time drawn out, showing what would be the result of distributing the revenue by fractional shares or rateably on the cultivated or assessable areas. Here the question came in as to whether a distribution of revenue could be made without the consent of the zamindárs. It was decided that it could not. I am, however, glad to be able to report that in all cases of co-parcenary tenures the zamindárs saw the advantage of the distribution, and in all such cases it has been effected with consent of parties. In zamindári estates, either held by single proprietors or joint Hindu families, consent to the distribution has been, in some cases, withheld, and in these I did not think it advisable to press the matter, there being really no necessity for a distribution. Where distribution has been carried out, the *rubkari* of distribution (paper 6, Vol. II.) shows the method by which it was affected and its results, and the signatures of the zamindárs have been taken thereon in token of their acquiescence. Where distribution has not been consented to, the written petition of the zamindárs refusing their consent has been filed with the record.

In simple maháls, whether composed of single villages or portions of single villages, no distribution was, of course, required, as the revenue paid by each sharer was well known. In some of the complex maháls, too, the matter was simplified by the former records showing that a distribution already existed. In these cases the former distribution has been maintained. The following statement shows the number of complex maháls in which the revenues have been distributed, either on the old record or with consent of the zamindárs, and those in which no distribution has been made, owing to the zamindárs having withheld their consent:—

Tahsil.	Pargana.	Total number of talukas or complex maháls.	Number of talukas in which the distribution of revenue was found from the former record to exist.	Number of talukas in which the revenues have been distributed with the consent of the zamindárs.	Number of talukas in which the consent of the zamindárs to the distribution has been withheld.	Remarks.
DHANAUJI.	Barhwal ...	43	7	33	3	
	Barah ...	23	13	9	1	
	Dhus ...	38	9	24	5	
	Ralhupur ...	20	9	5	6	
	Majhwar ...	48	...	45	3	
	Mawai ...	19	13	6	...	
	Mahari ...	30	29	1	...	
	Narwan ...	62	6	51	5	
	Total ...	283	86	174	23	
BENARES.	Athgawan ...	48	9	35	4	
	Pandrah ...	21	2	2	17	
	Jalhupur ...	11	2	6	3	
	Dehat Amansar ...	17	1	6	10	
	Sultaniur ...	7	1	6	...	
	Sheopur ...	29	2	21	6	
	Katehar ...	120	92	25	3	
	Kaswar Sirkari ...	13	1	4	8	
	Kol Asala ...	30	5	6	19	
	Total ...	296	115	111	70	
	GRAND TOTAL ...	579	201	285	93	

All the 93 complex maháls in which consent to distribution was withheld are zamindári maháls. Forty-four are owned by the Maharaja of Benares, and the remainder almost all either by single zamindárs or members of undivided Hindu families.

76. Appendix E. shows the caste distribution of the land-holding classes in each pargana as it stood in 1840-41 and at the present revision. The annexed abstract gives the totals for each tahsil and the whole district:—

Castes of zamindárs.

Caste.	CHANDAULI.						BENARES.						DISTRICT.					
	Former.			Present.			Former.			Present.			Former.			Present.		
	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.
Brahmins and Bhuihars	55,416	64,868	6 0	80,449	82,356	9 4	21,994	52,965	0 6	110,100	1,81,863	2 2	80,410	1,17,834	6 6	190,549	2,64,219	11 6
Chhattis ...	171,126	1,59,452	4 10	117,118	1,11,815	15 2	233,910	3,91,972	0 2	89,011	1,45,367	9 2	405,046	5,51,454	5 0	206,129	2,57,183	8 4
Kayasths ...	1,225	3,163	7 3	11,631	11,631	1 3	4,065	5,990	6 0	15,896	24,983	13 3	5,900	9,153	13 3	27,527	36,649	14 6
Mahajans ...	12,004	15,211	13 6	19,127	23,235	11 6	11,038	18,219	3 10	52,418	91,794	0 10	23,042	33,431	1 4	71,543	1,20,059	12 4
Agriculturists	...	...	...	8,058	6,934	3 10	106	212	12 3	1,620	2,595	0 10	103	212	12 3	10,288	9,559	4 8
Other Hindus	2,030	1,885	9 1	2,705	4,629	8 1	5,927	10,154	4 5	11,349	20,265	12 0	7,957	12,039	13 6	14,054	24,925	4 1
Total, Hindus	245,421	2,44,611	8 8	239,693	2,45,693	1 2	277,040	4,79,514	11 2	259,392	4,66,504	6 3	522,461	7,24,126	3 10	520,090	7,12,597	7 5
Sheikhs	19,765	34,214	14 8	15,467	16,371	5 7	8,555	15,001	0 0	5,205	8,639	1 4	28,621	40,215	14 8	20,675	25,010	6 11
Sayyids	...	...	...	4,547	6,080	11 0	2,651	4,573	10 0	4,259	7,067	13 7	2,651	4,573	10 0	9,100	13,178	8 7
Pathans	2,617	3,411	0 0	4,294	4,618	11 4	2,213	7,331	12 0	1,016	1,365	15 7	4,520	10,742	12 0	5,310	5,984	10 11
Moghals	...	...	...	5,954	5,854	7 1	2,136	2,772	10 0	3,653	5,743	12 6	2,136	2,772	10 0	9,607	11,598	8 7
Other Muhamnadans	75	167	5 5	2,146	2,047	13 10	...	...	...	...	...	...	75	167	5 5	214	2,047	13 10
Total, Muhamnadans	22,457	37,793	4 1	32,708	34,973	0 10	15,565	29,679	0 0	14,130	23,235	11 0	38,313	67,472	4 1	46,838	58,211	11 10
Christians	136	450	0 0	...	...	...	...	...	...	14	31	4 0	136	450	0 0	14	31	4 0
GRAND TOTAL	268,014	2,92,854	12 9	272,403	2,50,633	2 0	222,536	5,09,183	11 2	294,531	4,90,174	5 3	560,910	7,92,048	7 11	568,943	7,70,840	7 3

77. In the above statement Mahájans include Agarwalas, Khattris, Bakkals, Kalwars, Gujratis, Chowdhris, and Marwaris, i.e., all the trading classes. Agriculturists comprise Kurmis, Koeris, Ahirs, Gonds, and Binds. The term "others" takes in Nagaid, Goshains, Telis, Rastogis, Mahrattas, Lohars, Saraogis, Bhats, Bengalis, Hajjams, and Kasoundhans.

78. It will be seen that the proprietary body consisted in 1840-41 of—

Hindus	...	...	...	93 14 per cent.
Muhammadans	...	...	...	6 84 "
Christians	...	...	...	0 02 "

while at the present revision the distribution stood—

Hindus	...	...	...	91.75 per cent.
Muhammadans	...	...	...	8.25 "
Christians	...	...	...	Nil.

On the whole, therefore, the Muhammadans have gained while the Hindus have lost slightly their hold on the land.

79. The most satisfactory feature in the statement is the large increase in the landed possessions of the agricultural classes, who now hold ten times as much as they did 40 years ago. Among the Hindus, Kayasths have increased their possessions nearly five-fold, Mahájans three-fold, Brahmans and others two-fold, while Chhattris have lost about half their ancestral possessions. This is only what might have been anticipated. The Chhattris are improvident landlords and bad managers, and, so far as my experience goes, their possessions are gradually passing away from them, all over the provinces. Among the Muhammadans the Sheikhs are the only caste who have lost ground; the others have all more or less gained.

80. As regards status, the Mahárája of Benares is the only zamíndár in the district paying over Rs. 15,000 annual revenue. His payments on account of this district amount to—

	Rs.	a.	p.
Chandauli	1,40,893	7	4
Benares	26,822	11	4
Aggregating	1,76,716	2	8

or about 23 per cent. of the total revenue of the district. Only two zamíndárs hold estates paying between 10 and 15 thousand, and 12 pay between 4 and 10 thousand rupees annual revenue. The rest are all small proprietors, paying annually from Rs. 2,000 downwards. The following is the list of the larger proprietors, with the sums paid by them annually:—

	Chandauli.	Benares.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
(1) The Mahárája of Benares	1,40,893 7 4	26,822 11 4	1,76,716 2 8
(2) Babu Bishen Chand, Agarwala, of Benares	13,575 5 4	899 0 0	14,474 5 4
(3) Munshi Madho Lal and Sadho Lal, sons of Beni Lal, caste Sipahi Nagar, of Benares	7,270 5 6	6,185 13 5	13,465 2 11
(4) Musammat Jasoda Kuar, Kayasth, of Benares	5,709 14 7	1,307 4 6	7,017 3 1
(5) Musammat Banno Bibi, wife of Abdul Sattar, a pleader of Benares	...	6,031 2 0	6,031 2 0
(6) Babu Bechu Narain Singh, Bhuinhar, of Chitaiapur.	6,026 15 8	...	6,026 15 8
(7) Rani Bhidsaran Kuar, of Burhar in Mirzapur	...	5,966 15 6	5,966 15 6
(8) Ramgopal, Kalwar, of Benares	5,591 0 0	...	5,591 0 0
(9) Musammat Jamna Bibi, wife of Chunni Lal, caste Sipahi Nagar, of Benares	5,189 12 0	219 8 6	5,409 4 6
(10) Sheikh Ghulam Ali, of Benares	5,003 8 0	...	5,003 8 0
(11) Hari Das, Agarwala, of Benares	4,938 14 6	...	4,938 14 6
(12) Narsingh Das ditto, ditto	2,085 1 6	2,796 0 0	4,881 1 6
(13) Musammat Naulakhi Kuar, Chhattri, of Ramapur	2,426 4 9	2,432 6 0	4,858 10 9
(14) Har Kishen Das, Agarwala, of Benares	4,803 4 0	...	4,803 4 0
(15) Balkishen Das, ditto, ditto	4,227 15 11	...	4,227 15 11
Total	2,16,741 13 1	52,660 13 3	2,69,402 10 4

These 15 pay one-third of the revenue of the district. Nos. 2, 11, 12, 14 and 15 in the above list are members of the old Narain Das and Harakh Chand families, who have been for generations the leading bankers in the Benares city. Nos. 4, 5, 7, 8 and 10 acquired their property in this district after last settlement. The others all hold ancestral property. No. 7, Rani Bhidsaran Kuar, of Burhar, belongs to an ancient family holding large estates in the Mirzapur district. The other four may be classed among the *nouveaux riches*.

81. We now come to the last, but by no means the least, important paper of the settlement record—the jamabandi, or record of tenants' rights and liabilities. This paper may be noticed under three heads :—

- (1) Cultivating tenures.
- (2) Liabilities of the tenantry.
- (3) Castes of the cultivating body.

In Appendix F. will be found a parganawar abstract of the jamabandis, from which the following tahsíl and district totals have been taken :—

Description of holdings.	Chandauli.					Benares.					District Totals.					Remarks.
	Rent-free land.	Land held at batai rents.	Land held at cash rents.	Total rent.	Rate per acre.	Rent-free land.	Land held at batai rents.	Land held at cash rents.	Total rent.	Rate per acre.	Rent-free land.	Land held at batai rents.	Land held at cash rents.	Total rent.	Rate per acre.	
Sir ...	60,296	69	3,071	4,292	1 6 4	17,317	...	4,219	7,061	1 10 9	77,613	69	7,290	11,353	1 8 11	The total area of holdings does not correspond with the cultivated area as shown in the khasra, as certain waste lands are included in the tenants' holdings. See column 5, Appendix F. Fractions of rupees have been omitted from all the rent entries.
Khandasit ...	2,106	2	413	656	1 9 5	1,644	...	180	420	2 5 4	3,750	2	593	1,076	1 13 0	
Total area held by zamindars,	62,402	71	3,484	4,948	1 6 9	18,961	...	4,399	7,481	1 11 3	81,363	71	7,883	12,429	1 9 3	
By proprietary ...	5	44	473	1,390	2 15 0	311	...	938	2,919	3 1 10	316	44	1,411	4,309	3 0 10	
Fixed rate ...	...	1 871	43,616	140,057	3 3 4	...	444	43,549	176,665	4 0 11	...	2,315	87,195	316,722	3 10 1	
Occupancy ...	167	5,871	67,707	262,627	3 14 1	1,116	1,026	113,128	503,425	4 7 2	1,233	6,697	180,835	766,052	4 3 9	
Non-occupancy ...	142	2,603	15,896	87,331	5 7 10	1,753	975	15,853	87,527	5 8 6	1,895	3,578	31,749	174,858	5 8 1	
Total area held by tenants ...	314	10,189	127,722	491,405	3 13 7	3,180	2,445	173,468	770,536	4 7 1	3,494	12,634	301,190	1,261,941	4 3 0	
Rent-free holdings ...	12,308	...	...	...	...	18,569	...	...	...	...	30,877	...	...	...	...	
Pargote holdings ...	...	...	...	...	...	138	...	184	5,278	28 10 11	138	...	184	5,278	28 10 11	
Total area held by all classes,	75,024	10,260	131,206	496,353	3 12 6	40,848	2,445	178,031	783,295	4 6 5	115,872	12,705	309,257	1,279,643	4 2 2	
Subtotal holdings...	...	1,144	10,731	60,458	5 9 9	...	440	19,665	121,854	6 3 2	...	1,534	30,446	182,312	5 15 9	

Distribution of cultivating holdings.

82. It will be seen that the cultivating holdings are divided as follows:—

	CHANDAULI.		BENARES.		DISTRICT.	
	Area.	Percentage of total cultivating holdings.	Area.	Percentage of total cultivating holdings.	Area.	Percentage of total cultivating holdings.
	Acres.		Acres.		Acres.	
Held by zamindárs ...	65,957	30.5	23,360	10.3	89,317	20.40
" tenants ...	1,38,225	63.8	1,79,093	80.9	3,17,318	72.46
Rent-free holdings ...	12,308	5.7	18,569	8.4	30,877	7.18
Parjote holdings ...	...	...	322	0.1	322	0.06
Total, cultivating holdings ...	2,16,490	100.0	2,21,344	100.0	4,37,834	100.0

Sír and Khudkasht.

83. Out of the total land held by zamindárs--

96.2 per cent. in Chandauli,
92.2 " in Benares
and 95.2 " in the whole district,

is sir proper—that is, land coming under the definition of sir as laid down in Act XII. of 1881. The small balance—

in Chandauli, 2,521 acres, or 3.8 per cent.,
in Benares, 1,284 acres, or 7.8 " ,
and in the district, 4,345 acres, or 4.8 " ,

is khudkasht, or land cultivated by the zamindárs with their own cattle or hired labour, and so cultivated for less than 12 years.

Cultivating tenures.

84. The holdings of tenants proper are sub-divided according to the class of tenure as follows:—

	Chandauli		Benares		District	
	Area in acres.	Percentage of tenants' land.	Area in acres.	Percentage of tenants' land.	Area in acres.	Percentage of tenants' land.
Ex-proprietary ...	522	0.4	1,249	0.7	1,771	0.5
Fixed-rate tenure ...	45,517	32.9	43,993	24.6	89,510	28.2
Occupancy tenure ...	73,545	53.2	1,15,270	64.3	1,88,815	59.5
Non-occupancy tenure ...	18,641	13.5	18,581	10.4	37,222	11.8
Total ...	1,38,225	100.0	1,79,093	100.0	3,17,318	100.0

At the settlement in 1840 ex-proprietary and fixed-rate tenures did not exist. Occupancy tenants, though known as "maurusi," in contradistinction to "ghair-maurusi," or tenants-at-will, had not the same well-defined rights as they have had since the passing of Act X. of 1859 and Acts XVIII. and XIX. of 1873. No mention, therefore, was made of any of these classes of tenantry in the old settlement records. It is consequently impossible to give any idea as to whether occupancy and fixed-rate rights have increased or diminished. The ex-proprietary right is comparatively of recent creation, and one could therefore hardly expect to find a very large class of these tenants. It is, however, satisfactory to find that 88.2 per cent. of the tenantry have acquired a certain fixity of tenure in the soil; of these one-third have gained a tenure at fixed rates, while two-thirds are occupancy tenants. It is a debateable question which of these classes of tenants is best off. There is no doubt that the acquisition of a fixed-rate tenure, which is heritable and transferable,

engenders habits of extravagance, and the right usually passes very shortly into other hands. The zamíndárs are very averse to having fixed-rate tenants on their estates. Their reasons are obvious. Such tenants are, to a great extent, independent of the landlord. Moreover, the transfer of the right by sale or otherwise may bring into the estate a worthless or turbulent class of tenantry, to the great annoyance of the zamíndár and detriment to the estate. This the zamíndár is powerless to prevent. Indeed, so much is this tenure disliked that in many instances the landlords have made a dead set at their fixed-rate tenants, and as often as not succeeded either in ousting them or in buying up their rights. This has been notably the case in the estates held by Rája Shiva Prasad, C.S. I., where all tenants have been given permanent leases at fixed rates, but with the express stipulation that they are to have no right of transfer. To my mind, occupancy tenants, under a good landlord, are as well off as fixed-rate tenants. The absence of the right of transfer means the absence of a temptation to extravagance, caused by the feeling that, whatever happens, the value of the holding remains to fall back upon. To the acquisition of the occupancy right the zamíndárs of the district do not, so far as I can gather, appear to object, unless, indeed, the tenant is either worthless, turbulent, or refractory. With good tenants the landlords, at all events all such as know their business, rather encourage the acquisition of occupancy rights, as it attaches the tenant to the soil. Only 11·8 per cent. of the tenants' land is now held by tenants-at-will, and even this will, I fancy, decrease as the zamíndárs recognize their own interests more fully.

Rent-free holdings.

85. The rent-free cultivating holdings amount to—

Chandauli, 12,308 acres, or 5·6 per cent. of the total cultivating holdings of all kinds.			
Benares, 18,569 acres, or 8·3 per cent.	"	"	"
And the whole district, 30,877 acres, or 7 per cent.	"	"	"

These include all rent-free grants made by zamíndárs, either in lieu of service or otherwise, in which the holders have not acquired proprietary rights by prescription under section 30, Act XII. of 1881.

86. Besides the various kinds of cultivating holdings described above, there is a small area of 322 acres entered in the jamabandi as parjote holdings. All this land is in the immediate vicinity of the city of Benares and consists of small plots cultivated and assessed to rent at last settlement, and on which, subsequent to the preparation of the 1840 records, houses and buildings have been erected. Ground rent, amounting to Rs. 5,278, is still collected on some of these plots, aggregating in all 184 acres. In these cases the rent has been attested by consent of landlord and tenant and has been entered in the column of remarks in the jamabandi and in the *halat-dehi* or village state, in compliance with the provisions of section 66, Act XIX. of 1873. The 134 acres entered as rent-free, include all parjote plots on which rent was entered in the former jamabandi, but on which rent is now either admittedly not collected or its realization disputed.

87. The liabilities of the tenants may be summed up in two words—rents and cesses. Rents are taken in two ways—either in cash or kind. The former system is by far the most prevalent. Indeed, as will be seen by the annexed abstract, a very small proportion of the rented land is held at rents in kind:—

	Area held at kind rents.		Area held at cash rents.		Total rented area in acres.
	Area in acres.	Percentage of rented area.	Area in acres.	Percentage of rented area.	
Chandauli	10,260	7·2	131,206	92·8	141,466
Benares	2,445	1·3	177,867	98·7	180,312
Total of district ...	12,705	3·9	309,073	96·1	321,778

88. It will be noticed that rents in kind, that is, a portion of the crop ranging from one-fourth to half, usually the latter, are much more general in the Chandauli than in the Benares tahsil. This is due to the fact that rents in kind are only resorted to where the land is poor or subject to inundation, and the crop consequently uncertain. Almost all the lands thus rented are situate on the edges of big jhils. In seasons of heavy rains this land is under water and no crop can be grown. As the Chandauli tahsil generally lies much lower than the Benares tahsil and jhils are of much more frequent occurrence, the area of land held at kind rents is naturally greater.

89. Cash rents are taken either (1) in lump sum on holdings, or (2) by field rents, or (3) by rates per bigha. The first method is by far the most common. In fact, I found very few instances in which the cultivators could tell either the rate per bigha or the rent per field of their holdings. All they knew was that they cultivated so many fields, the area of which was so many bighas, and that they paid a certain lump sum annually. Under these circumstances, I had, almost everywhere, to discard the old rates entered in the former jamabandis, which were almost invariably misleading, and to enter only lump sums on holdings. Wherever field or bigha rates could be ascertained they were recorded, but this was but seldom.

90. The cash-rents vary according to the nature of the soil and the class of tenant. As will be seen from the abstract statement given in para. 81, chapter III. of this report, the cash rents on sir are generally merely nominal, in fact most of the sir and khudkasht lands bear no rent whatever. Among the tenants, as is but natural, shikmi or sub-tenants pay the highest rents. Tenants-at-will come next, after them occupancy tenants, and fixed-rate tenants lower still; though these two classes hold, as a rule, the pick of the land, so far as quality of soil is concerned. Ex-proprietary tenants, as ordained by law, of course pay lower rents than any of the classes above enumerated.

91. In connection with the question of rents, I may briefly notice here the proportion the revenue bears to the rental of the district. The actuals of revenue as given in the khewats and of rental as shown in the jamabandis are :—

					Revenue.	Declared rentals.	Percentage of revenue to declared rentals.
					Rs. a. p.	Rs.	
Chandauli	...	...	...	...	2,80,666 2 0	4,96,853	59.8
Benares	...	...	...	...	4,90,174 5 3	7,83,295	62.5
District	...	...	...	...	7,70,840 7 3	12,79,648	60.2

It must, however, be borne in mind that the rentals above given are only the cash rentals of the land, held at cash-rents. No account has been taken of the rent-free lands and the lands held on payments in kind. These lands embrace 29.3 per cent. of the area shown in the jamabandi holdings. It is true that a portion of this—namely, the land held at rents in kind—is of an inferior description. But by far the greater portion, *viz.*, the unrented sir and the rent-free lands held by tenants on grants from the landlords, is, if not above, quite up to the average of the land held at cash-rents. It would, I think, therefore, be quite justifiable to assume the average rate paid by all classes of tenants as a fair all-round rate for each tahsil, more especially as in this is included a large amount of sir held at purely nominal rates, and also of land held by fixed-rate and occupancy tenants at rates admittedly

allowing of enhancement, if the value of the land only be considered. Taking, therefore, the average tenant-rate as a fair all-round rate, we get the following figures.—

	Area of jamabandi holdings in acres.	Average tenant rate per acre.	Rental by average tenant rate	Revenue	Percentage of revenue to deduced rental by average tenant rate
		Rs a. p.	Rs	Rs. a. p.	
Chandauli ..	216,490	3 12 6	8,18,603	2,80,666 2 0	34.2
Benares ...	221,844	4 6 5	9,74,144	1,90,171 5 3	50.3
District ...	437,834	4 2 2	18,10,081	7,70,840 7 3	42.5

Adding the acreage tax as it now stands after revision (see para. 100 *infra*), the revenue would stand at—

		Rs	a.	p.	Rs.	a.	p.	Rs	a.	p.
Chandauli	...	2,80,666	2	0	+	34,102	9	7	=	3,14,768 11 7
Benares	...	4,90,174	5	3	+	34,833	0	8	=	5,25,007 5 11
District	...	7,70,840	7	3	+	68,935	10	3	=	8,39,776 1 6

giving the following percentages on the rental, deduced from the average cash rent rate, as shown in the above statement—Chandauli 38 4 per cent., Benares 53 per cent., District 46.3 per cent.

The revenue can, therefore, scarcely be considered oppressive anywhere, though in Chandauli it is much lighter than in Benares. My experience from a five-years' tenure of office as Collector of the Benares district, is that while the revenue is on the whole light, it is uneven and in places somewhat oppressive.

92. The cesses levied from the tenants in addition to the rent proper may be divided into two kinds:—

93. (1) Those on account of the occupation of land. Under this head come the Cesses on account of the occupation of land. pajote rents already alluded to, and also cesses on account of village expenses, which I found to be very prevalent. By means of this latter device I found the zamindars had, in many instances, practically enhanced the tenants' rents. The tenants, while objecting to pay a direct enhancement called by that name, had agreed to pay so much additional per rupee on their old rents under the name of village expenses, and this item had, in course of time, become so amalgamated with the rent that the tenants, when asked what their rents were, quoted sums inclusive of village expenses, though in the jamabandis the extra item was separately entered. Under these circumstances, the only possible course was to consolidate the rent with the village expenses and enter the whole in one lump sum as rent. This was accordingly done.

94. The acreage cess which is leviable from the tenants under Act III. of 1878 is also another instance of a cess on account of the occupation of land. This cess is a fixed amount per acre on the holding. As the entry of the amount due in cases where the area of the holding was found to have changed would only have caused endless disputes, I thought it better not to enter the amounts in the jamabandis. But in all cases where acreage was payable, in addition to the rent proper, the words "besides acreage" have been entered in the revised jamabandis; but where acreage had, for any reason, been included in the rent the words "including acreage" were substituted, leaving the amount of acreage to be worked out in each individual case according to the rates fixed.

95. The second class of cesses include all other miscellaneous zamindari cesses, such as fuel, milk, brassa, gifts at weddings or funerals, bazar rates, &c. All these have been excluded from the revised records, in accordance with the terms of section 66, Act XIX. of 1873.

96. Passing on to the caste distribution of the cultivating holdings, we find from Appendix G. that as in the landholding, so in the cultivating classes, Hindus largely predominate. The percentages are:—

				Hindus.	Muhammadians.
Chandauli	...	...	...	95.6	4.4
Benares	...	...	...	98.8	1.2
District	...	...	...	97.4	2.6

The following statement gives the caste cultivating holdings as they stood in 1840-41 and as now ascertained :—

Caste.	Chandauli.						Benares.						District.					
	1840-41.			Present revision.			1840-41.			Present revision.			1840-41.			Present revision.		
	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.	Total area of hold- ings.	Rent of land held at cash rents.	Average rate per acre of land held at cash rents.
Brahmans and Bhuihars	34,630	1,15,505	3 6 9	31,745	5,357	3 10 2	34,072	1,43,203	4 3 8	52,855	2,18,052	4 2 0	68,702	2,61,710	3 12 11	84,000	8,39,409	3 15 0
Chattris	25,033	87,372	3 6 6	32,582	1,44,051	3 7 5	21,634	95,908	4 6 10	29,068	1,11,524	3 13 4	47,323	1,83,280	3 13 11	61,960	2,25,585	3 10 3
Kayasths	3,526	12,158	3 7 2	4,771	13,973	2 14 10	3,738	15,900	4 4 1	5,410	22,911	4 2 0	7,264	28,058	3 13 9	10,181	36,284	3 9 0
Mahajans	2,265	7,957	3 8 3	1,757	7,254	4 2 1	3,736	15,644	4 2 11	4,021	19,546	4 13 9	6,001	23,601	3 14 11	5,778	20,800	4 10 2
Agriculturists	53,382	1,95,434	3 10 7	49,955	1,75,857	4 4 8	77,986	3,34,111	4 4 7	60,551	2,93,663	4 13 7	1,31,278	5,29,375	4 0 6	1,01,506	4,69,520	4 10 0
Other Hindus	15,490	53,932	3 7 8	9,763	40,970	4 3 2	31,778	1,41,272	4 7 1	19,411	95,563	4 14 9	47,268	1,95,204	4 2 1	29,174	1,36,533	4 10 10
Total, Hindus	134,962	4,75,383	3 8 4	1,21,883	4,97,472	3 13 4	172,574	7,46,040	4 5 1	1,71,316	7,60,659	4 7 0	3,07,836	12,21,428	3 15 5	2,93,199	12,98,131	4 3 0
Sheikhs	1,898	6,880	3 9 10	3,502	13,959	3 15 9	2,129	9,502	4 9 7	527	1,780	3 6 0	4,028	16,662	4 2 2	4,029	15,739	3 14 6
Sayyids	230	772	3 5 8	192	834	4 5 6	135	637	4 11 6	140	570	4 1 1	365	1,409	3 13 9	382	1,404	4 8 8
Pathans	238	823	3 4 4	1,458	5,973	4 1 6	311	1,445	4 10 4	354	1,408	3 10 8	564	2,273	4 0 5	1,842	7,381	4 0 1
Moghals	...	...	...	31	144	4 10 4	94	473	5 0 4	117	866	7 6 5	94	472	5 0 4	143	1,010	6 13 2
Other Muhammadans	559	1,948	3 7 6	659	3,023	4 9 9	1,319	5,540	4 6 10	494	3,078	6 3 8	1,878	7,788	4 2 4	1,150	6,101	5 4 11
Total, Muhammadans	2,941	10,408	4 2 10	5,839	23,933	4 1 7	3,958	18,196	4 9 0	1,662	7,702	4 10 2	6,529	28,604	4 2 1	7,501	31,635	4 3 6
Christians	...	...	...	...	...	...	...	...	...	459	2,175	4 7 2	...	...	...	469	2,175	4 7 2
Total	137,903	4,85,796	3 8 4	127,722	4,91,405	3 13 6	176,562	7,64,236	4 5 1	1,73,437	7,70,536	4 7 0	3,14,765	12,50,032	3 15 6	301,189	12,61,941	4 3 0

This statement does not disclose any startling changes in the position or class of the tenantry of the district. The holdings of the purely agricultural classes and of the miscellaneous castes of Hindus have decreased to some extent, and there has been a corresponding increase in the area of the lands held by other castes. The total tenant area has decreased by 29,772 acres. The decrease is probably nominal only, as the classification of holdings at last settlement was somewhat faulty, and it is most likely that much of the zamíndárs' khudkasht was then included in the tenants' land. The variation in the rent-rate is shown at about one anna per rupee, or an increase of $6\frac{1}{2}$ per cent.

97. Besides the preparation of the revised records already described, the following minor operations. ing minor operations have also been completed :—

- (1) Re-distribution of patwáris' and kanúngos' circles.
- (2) Re-assessment of the acreage tax under Act III. of 1878 on the areas as ascertained by the new survey.

98. The proposed arrangements for patwáris and kanúngos were reported in my No. $\frac{7}{11}$ $\frac{11}{1-13}$, dated 20th March, 1885, which gives full details of and reasons for the proposals. The results of the redistribution as reported were briefly as follows :—

Tahsíl.	NUMBER OF PATWÁRIS.		AVERAGE AREA PER CIRCLE IN ACRES.		Average revenue per circle.
	Before revision.	As proposed.	Cultivated.	Total.	
Chandauli ...	201	200	1,062	1,367	1,410·6
Benares ...	246	220	974	1,374	2,240·7
The whole district ...	447	420	1,018	1,370½	1,825 6 6

My proposals for the pay of the 420 patwáris were :—

	Rs.	Rs	
27 @ 12	=	324	per mensem.
13 @ 11	=	143	"
24 @ 10	=	240	"
44 @ 9	=	396	"
46 @ 8	=	368	"
264 @ 7	=	1,848	"
Total ... 420	=	3,329	"

giving an increase in the monthly pay of Rs. 162-8-0. This proposal was based on the understanding that, as laid down in the Patwáris' Manual, no patwári was to get less than Rs. 7 per mensem. The Director of Agriculture and Commerce however, while approving of the distribution of circles as proposed, reduced the pay of 165 patwáris from Rs. 7 to Rs. 6 per mensem, thereby effecting a saving of Rs. 2-8-0 per mensem as compared with the disbursements before revision. This arrangement was finally sanctioned by Government in G. O. No. $\frac{3140}{X-558}$, dated 17th June, 1886.

99. The proposed staff of kanúngos was also sanctioned in the same letter. Kanúngos' circles. These were :—

One sadar kanúngo for district.

Four supervisors for Benares and four supervisors for Chandauli.

The circles were;—

	Pargana.	Number of patwāris' circles.	AREA.		Revenue.
			Cultivated.	Total.	
			Acres.	Acres.	Rs. a. p.
TAHSIL CHANDAULI.	(1) Narwan	45	59,347	67,333	57,112 12 0
	(2) Burhwal	26	31,339	41,279	32,967 13 6
	Barah	21	23,781	31,576	42,504 15 9
	Total	47			
	(3) Majhwar	49	40,811	48,597	40,939 2 11
	(4) Ralhupur	14	11,399	19,638	34,389 5 7
	Mahwari	17	15,813	22,650	24,114 7 6
	Mawai	9	8,087	12,235	20,659 10 0
	Dhus	19	20,958	29,098	27,977 14 9
	Total	59			
Total, Chandauli Tahsil		200	211,535	272,406	2,80,666 2 0
TAHSIL BENARES.	(1) Debat Amanat	25	23,505	36,197	53,836 2 0
	Kaswar Sarkari	20	20,884	27,922	50,205 14 6
	Total	45			
	(2) Jalhupur	19	19,216	23,005	43,976 0 0
	Sheopur	18	15,459	21,048	36,882 15 8
	Athgaon	21	16,316	22,997	47,872 11 6
	Total	58			
	(3) Katehar	52	50,536	66,169	1,00,693 11 1
	Sultanipur	7	5,074	7,627	9,674 7 0
	Total	59			
TAHSIL BENARES.	(4) Pandrah	20	20,912	30,940	59,700 15 6
	Kol Asla	37	39,350	55,655	87,331 5 0
	Total	57			
Total, Benares Tahsil		219	211,251	297,460	4,90,174 5 3
Grand Total, District		419	422,786	569,866	7,70,840 7 3

100. The following statement gives the results of the re-assessment of acreage tax consequent on the re-survey of the district:—

Acreage tax.

Acreage tax.

Tahsil.	Pargana.	Assessment of 1879.	Area assessed.				Assessment at present settlement.	Increase.	Decrease.
			Cultiva- ted.	Bagh.	New waste.	Total.			
		Rs. a. p.	Acres.	Acres.	Acres.	Acres.	Rs. a. p.	Rs. a. p.	Rs. a. p.
CHANDAULI.	Narwan	9,022 8 9	59,347	424	557	60,328	9,426 4 8	...	196 4 1
	Burhwal	4,941 3 5	31,339	457	397	32,193	5,030 3 6	89 0 1	...
	Majhwar	6,573 9 9	40,811	1,063	562	42,436	6,630 11 11	57 2 2	...
	Dhus	3,141 13 2	20,958	317	269	21,544	3,366 3 11	224 6 9	...
	Ralhupur	1,923 2 10	11,399	631	319	12,349	1,929 11 2	6 8 4	...
	Mawai	1,268 15 3	8,086	141	115	8,342	1,303 7 6	34 8 3	...
	Mahwari	2,456 4 1	15,813	454	112	16,379	2,559 4 5	103 0 4	...
	Barah	3,722 6 3	23,781	865	37	24,683	3,856 10 6	134 4 3	...
	Total	33,649 15 6	211,534	4,352	2,368	218,254	34,102 9 7	648 14 2	196 4 1
							Net increase	452 10 1	...
BENARES.	Pandrah	3,384 11 4	20,912	1,324	349	22,585	3,528 12 10	144 1 6	...
	Kol Asla	5,988 11 7	39,350	1,415	298	41,063	6,420 12 7	432 1 0	...
	Sultanipur	800 2 1	5,075	228	30	5,333	834 1 1	33 15 0	...
	Athgaon	2,609 7 4	16,315	759	213	17,287	2,701 2 1	91 10 9	...
	Sheopur	2,624 0 9	15,459	1,096	184	16,739	2,615 8 5	...	8 8 4
	Katehar	8,180 0 4	50,536	2,319	342	53,197	8,312 0 9	181 10 5	...
	Jalhupur	2,948 11 1	19,216	597	95	19,908	3,110 11 11	164 0 10	...
	Debat Amanat	3,677 0 11	23,586	761	233	24,580	3,840 11 4	163 10 5	...
	Kaswar Sirkar	3,335 10 9	20,884	1,071	248	22,203	3,409 3 8	133 8 11	...
	Total	33,496 14 2	211,333	9,600	1,998	222,931	34,833 0 8	1,344 10 10	8 8 4
							Net increase	1,336 2 6	...
Total, District,		67,146 13 8	422,867	13,952	4,366	441,185	68,985 10 3	1,993 9 0	204 12 5
							Net increase	1,788 12 7	...

The assessed area includes cultivated land, groves, and new waste, but excludes barren and old waste. The variation in assesment is inconsiderable.

101. Copies of the following papers have also been supplied to the patwáris and tahsildárs.

Copies.

To patwáris—

Map.	} All in Hindi.
Khasra.	
Jamabandi.	
Khowat (mauza and mahálwar).	
Halat-dehi.	
Grove and well statements.	

To tahsils—

Map.	} All in Urdu.
Khewat (mahálwar).	
Halat-dehi.	
Grove and well statements.	

102. Last, but by no means least, of the labour entailed by the revision, comes the decision of cases. In Appendix H. of this report are given details of all the cases arising out of the survey and revision of records which were decided by each officer employed during the 3½ years the settlement was in progress. The total number of cases decided under each class are shown in the annexed statement:—

Class of cases.							Decided.
I.—Cases connected with patwáris, (section 23 <i>et seq.</i>)	...	...	...	...	...	...	779
II.—Boundary disputes (section 40, 140, 144)	...	...	...	...	...	...	579
VII. { Cases arising out of the preparation of record-of-rights.	{	(a) Proprietary right	...	...	...	...	12,918
		(b) Cultivating right	...	...	...	...	32,219
		(c) Rent-free tenure	...	...	...	...	726
		Determination of rent on dispute	...	...	...	...	2,115
VIII.—Rent cases	{	Enhancement of rent	...	...	...	...	30
		(a) Imperfect	...	...	...	...	1
IX.—Partition of mahál	{	(b) Perfect	...	...	...	...	4
			...	...	...	...	15
X.—Union of maháls	...	...	...	...	...	...	4,080
XI.—Miscellaneous	...	...	...	...	...	...	
Total							53,466

This gives an average of 60 cases per square mile of country. The survey returns show the average area of each field to be .66 of an acre. The total area of the district being 569,866 acres, the number of fields would be 854,799. There have, therefore, been 6.2 cases decided per 100 fields, or one dispute for every eight fields in the district. To show the amount of labour involved, I would point out that the settlement has lasted three years eight months from the appointment of Munshi Lachmi Narain on 4th August, 1882, to the 31st March, 1886, when the settlement was declared closed. Taking 300 working days per annum, which is a high average, there are 1,100 working days, giving an average of 48.6 cases decided per working day. The bulk of this work fell on the Deputy Collectors. The appendix shows that only 942 cases were decided by the Settlement Officer and 467 by Tahsildárs, leaving 52,057 decided by the four Deputy Collectors. These men were employed for various times as follows:—

Munshi Lachhmi Narain	...	3 years 8 months
Pandit Durga Parshad	...	2 " 6 "
Munshi Ajudhya Parshad	...	0 " 4 "
Muhammad Isa Khan	...	0 " 10 "
Aggregate 7 years and 3 months.		

giving in all 2,175 working days, and an average of some 24 cases per working day for each Deputy Collector. Even deducting the miscellaneous applications

amounting to 3,261, the number of cases decided average over 20 per diem for each Deputy Collector during tenure of office, and this in addition to the field work. The quality of the work may be judged by the fact that only 639 appeals were instituted from 48,796 cases (excluding miscellaneous applications) decided by the Deputy Collector, or 1·3 per cent., and of these 501 cases, or 79·9 per cent., were upheld in appeal.

CHAPTER IV.

103. The only points now remaining to be noticed
Introductory. are :—

- (1) The duration of settlement.
- (2) The cost of the revision.
- (3) Notice of officers employed.

104. As I have already mentioned, the district was declared under settlement by G. O. No. 450, dated 24th March, 1882. The first officer appointed was Munshi Lachhmi Narain, Deputy Collector, on 4th August, 1882. The settlement was declared closed on 31st March, 1886. From start to finish the settlement took three years and eight months. For the first five months, however, but little was done beyond demarcation of boundaries. Work was not in full swing till the commencement of 1883, so that, practically, the revision was completed in three years and three months.

The following statement gives the length of time taken in completing the settlements in the neighbouring permanently-settled districts of Gházipur and Ballia as compared with Benares :—

District.	Total area in square miles.	Duration of settlement.		Average duration per 100 square miles.
		Years.	Months.	
Gházipur	1,402·66	6	7	5·2 months.
Ballia	723·48	5	4	8·8 „
Benares	891·21	3	8	4·8 „

As regards the rapidity with which the work was completed Benares stands first.

105. Passing on to the cost of revision, we find that the original estimate for the revision of records, including Gangapur, was Rs. 3,54,056-4-0.
Estimated cost of revision. This estimate was submitted on 26th November, 1880, but it was afterwards decided that the Gangapur survey and revision of records should form a separate charge, to be defrayed by the Mahárāja of Benares, the work of revision being carried out by the Mahárāja's officers. The estimate was, therefore, reduced to Rs. 2,95,225, which sum was sanctioned by the Government of India (see Board's No. ^{33N} 1-16, dated 16th May, 1883, to Settlement Officers, Benares, Ballia, &c.). These estimates were based on the supposition that the work was to be done on the old system employed in Jaunpur, Ballia, and Gházipur; that the survey was to confine itself to survey proper and leave all else to the Settlement Department.

106. The actual cost of the survey, including Gangapur, is given in the following statement received from Lieutenant-Colonel L. C. Cowan, the Superintendent of Survey:—

Season.	Traversing.		Detail survey.			Cost.	Remarks.
	Villages.	Square miles.	Villages.	Square miles.	Fields.		
1881-82 ...	351	178.69	...	...	...	Rs. a. p. 6,800 14 0	Includes Rs. 794-6-0 for permanent marks.
1882-83 ...	1,419	591.62	852	381.20	313,742	60,527 10 2	Includes Rs. 793, the cost of 2 inches overlap on Shahabad, 30.50 square miles, and Rs. 2,204-4-0 for marks.
1883-84 ...	544	246.26	1,420	617.28	638,177	92,151 0 0	Includes Rs. 7,565 for 32 inches and Rs. 1,367 for marks.
	32" city and suburbs.		44	10.98	40,899		
1884-85 ...	...	...	...	...	...	10,029 6 5	For completing maps and records.
1885-86 ...	...	...	...	...	...	4,231 0 0	Ditto.
Total ...	2,314	* 1016.57	2,316	1009.46	992,818	1,73,829 14 7	* Includes 7.11 miles on the river Gauges traversed over again.
Correct total for district ...			2,316	1009.46	992,818	...	

Cost of city and suburbs, 10.98 square miles.			Total cost.		Rate per mile.
		Rs.		Rs.	Rs. a. p.
Traversing at double rate ...	...	500.0	Traversing, &c., and marking.	500.0	45 7 3
1883-84 { Survey ...	...	5,728.0	Survey ...	7,288.8	662 9 11
{ Records ...	...	1,837.0	Records ...	2,063.4	187 9 4
1884-85 { Survey ...	...	760.8			
{ Records ...	...	196.4			
1885-86 { Survey ...	...	800.0			
{ Records ...	...	30.0			
Total ...	...	9,852.2	Total ...	9,852.2	895 10 6

107. The areas of the Chandauli, Benares, and Gangapur tahsils are given by the same authority as follows:—

	Villages.	Fields.	Square miles.
Chandauli ...	904	332,367	425.56
Benares ...	1,107	534,790	465.65
Total, Benares district ...	2,011	867,157	891.21
Gangapur ...	305	125,661	118.25
Total, Tract surveyed ...	2,316	992,818	1,009.46

There is a small difference of .80 of a square mile in the area here given and the area as ascertained by the summation of the village acreage areas. This is due

to the omissions in the latter of fractions below half an acre and the substitution of whole acres for fractions above half an acre.

108. The actual cost of the whole survey of all three tahsils has been per square mile—

Cost of survey per square mile.				Rs.	a.	p.	
For the whole district, including the city and Kaswar Rāja				172	6	9	per square mile
or Gangapur	...	...	...	...	...	...	
For the whole district, including Gangapur, but excluding				165	4	4	„
city	...	...	...	...	...	...	
For the city alone				895	10	6	„

At the district rate, Rs. 165-4-4, excluding the city survey, the cost of the Gangapur survey would work out to 118.25 square miles $\times$ Rs. 165-4-4 = Rs. 19,543-4-5. This deducted from the total expenditure, Rs. 1,73,829-14-7, would leave an expenditure for Benares proper of Rs. 1,54,286-10-2; of this sum Rs. 9,852-3-2 is, according to Colonel Cowan's note, debitable to the city survey, leaving a balance on the district of Rs. 1,44,434-7-0.

The average cost per square mile of the survey, &c., of Benares proper would therefore be:—

	Rs.	a.	p.	Square miles.	Rs.	a.	p.
District not including city	1,44,434	7	0	$\div$ 880.23	=164	2	1
District including city	1,54,286	10	2	$\div$ 891.21	=173	2	7
City alone	9,852	3	2	$\div$ 10.98	=895	10	6

109. In the survey reports for 1881-82 and 1882-83 the following figures are given for the Ghāzipur and Ballia surveys:—

District.				Villages	Area.	Total cost.	Average per square mile.
					Sq. miles.	Rs. a. p.	Rs. a. p.
Ghāzipur	...	...	...	3,774	1,492.58	2,53,348 8 5	169 11 0
Ballia	...	...	...	1,561	717.19	1,12,856 8 10	157 6 5
Total				5,335	2,209.77	3,66,205 1 3	165 11 3

110. In the Jaunpur final report the area of the district is given as 1,550 square miles, and the cost of survey at Rs. 3,24,917, or Rs. 208-15-7 per square mile. In the final settlement reports for Ghāzipur and Ballia the figures for the survey are given as—

Ghāzipur, Rs. 169.72 per square mile,
Ballia, „ 156.03 ditto,

and the average for both districts works out to Rs. 165.16 per square mile. Now in not one of these districts is there a city like Benares, and therefore, in comparing the cost of survey operations, it is but fair that the cost of the Benares city survey should be deducted. This would place Benares second on the list thus:—

District.						Cost of survey per square mile.	
						Rs.	a. p.
1. Ballia	...	...	...	...	...	157	6 5
2. Benares	...	...	...	...	...	164	2 1
3. Ghāzipur	...	...	...	...	...	169	11 0
4. Jaunpur	...	...	...	...	...	208	15 7

In other words, though the Survey Department had to prepare the rough khasra and jamabandis, besides their own work, the cost of the survey has been actually less than in two, out of the three neighbouring districts, in which the Survey Department did nothing beyond mere measurement.

111. Taking up next the cost of the revision of records, we find from Appendix J. that the total expenditure has been Rs. 2,11,810-8-10, showing a saving of Rs. 83,414-7-2 on the original estimate and an average cost per square mile of Rs. 237-11-6. The cost per square mile of the

revision of records in the neighbouring permanently-settled districts has been, according to the final reports—

		Rs.	a.	p.	
Ghāzipur	...	222	0	0	per square mile.
Ballia	...	244	8	2	"
Jaunpur	...	290	0	0	"

Here, again, Benares stands second on the list.

Comparative cost per square mile of survey and revision of records.

112. Comparing the figures for the complete revision, including survey, we get:—

District.				Cost of survey per square mile.	Cost of revision per square mile.	Total cost per square mile.
				Rs. a. p.	Rs. a. p.	Rs. a. p.
Benares	...	...	...	164 2 1	237 11 6	401 13 7
Ghāzipur	...	...	...	169 11 0	222 0 0	391 11 0
Ballia	...	...	...	157 6 5	244 8 0	401 14 7
Jaunpur	...	...	...	208 15 7	290 0 0	498 15 7

113. The Board in their No. ²⁶⁰/_{I-59}, dated 24th October, 1884, asked for a statement showing the average cost per square mile in the permanently-settled districts of—

Distribution of cost.

- (1) The survey and revision of record-of-rights.
- (2) The trial of disputed cases in the settlement courts.

In my reply, No. ¹⁵⁷/_{I-2}, dated 24th November, 1884, to Commissioner, I stated my inability to comply with the Board's request, except with the roughest estimate, until the work was completed and the total cost ascertained. At the same time I considered that the following items should be debited to head 2—Decision of cases:—

1. Salary of gazetted Officers	...	...	...	...	The whole.
2. Fixed establishment	...	...	...	...	Ditto.
3. Travelling and tentage allowance of officers	...	...	...	...	Half.
4. Ditto ditto of establishment	...	...	...	...	Do.
5. Purchase of tents and other tour charges	...	...	...	...	Do.
6. Stationery	...	...	...	...	Do.

The Ghāzipur estimate under head 2—Decision of cases, was three-fourths of 1 and 2, half of 3, 4 and 5, and Rs. 2,000 on account of 6.

Taking these figures under each head, the proportionate expenditure worked out at the time my letter was written to—

Percentage of total cost.

District.	Revision of records.	Decision of cases.
Ghāzipur	78 per cent.	22 per cent.
Benares	79 "	21 "

Taking the same figures, now the settlement has been completed and the full cost ascertained, we get—

Revision of records	...	...	...	Rs. a. p.
Decision of cases	...	...	...	1,66,473 8 6
				45,337 0 4
			Total cost	2,11,810 8 10

The proportion would therefore be—

Revision of records, 78.5 per cent.

Decision of cases, 21.5

The actual cost per square mile would be—

(1) For survey and revision	...	Rs. a. p.
(2) For decision of cases in settlement courts	...	Rs. 164-2-1 + 186-13-5 = 350 15 6
		= 50 14 1
Total		401 13 7

114. In the commencement of this report it was claimed for the combined system of survey and settlement that, while equally accurate, it would be less costly and more expeditious than the old system. Of the accuracy or otherwise of the records nothing can be said for certain till they have been tested by time. All I can say now is that I have up to date heard no complaints of their being inaccurate. The statements above given have, I think, shown conclusively that though the combined system may not have been in this instance, which, it must be remembered, is its first trial, less costly, it has certainly not been, more costly than the old. It has, however, been shown beyond a doubt that the combined system is more expeditious, and as such, I maintain it is better both for the district and the inhabitants thereof. Nothing can, I hold, be worse for both than a prolonged course of settlement operations.

115. There remains only to notice the officers employed in the survey and settlement operations.

116. To commence with the survey, Major W. Barron was in charge of the survey operations up to November, 1883, when he was succeeded by Lieutenant-Colonel S. H. Cowan, under whose directions the survey operations were completed. To both these officers my best thanks are due for their cordial co-operation and hearty assistance in every branch of the work. Indeed, had it not been for Major Barron's indefatigable exertions and the great interest he took in the record work as well as in the survey, I should have found it difficult to carry on the work on the combined system. If this system is decided to have been a success, the credit must be given quite as much to Major Barron as to myself.

117. In the work of revision of records four Deputy Collectors were employed for various terms. Munshi Lachhmi Narain was the only one of the four who went through the whole settlement. Much credit is due to this officer for the energy and perseverance he showed in carrying through the work of revision of records. He got through an almost incredible quantity of work, and, as the returns show, the quality of his case work, judging from the results of appeals, was also extremely good.

118. Both Pandit Durga Parshad and Muhammad Isa Khan worked steadily and well. The latter specially so, and his long experience in all branches of settlement work rendered him an invaluable assistant.

119. Munshi Ajodhya Prasad was transferred from his Tahsildarship to the Settlement Department in October, 1884, and worked in his new appointment till January, 1885, when he had to take leave owing to ill-health. He never returned to his duty but died in Allahabad in August, 1885. This officer combined long experience with rare tact and judgment. All his work, both as Tahsildar and Deputy Collector, was done thoroughly well, and in losing him Government lost an officer of great ability and sterling worth.

120. Among the subordinate officers I would mention Mr. E. E. Tiernan, Head Clerk, and Munshi Lachhmi Narain, Sadr Munsarim of the vernacular office. Both these officials did excellent work. The former is now Head Clerk in the Benares Collector's office, where, I believe, he is giving thorough satisfaction. He is a young and promising officer, and I trust to see him rise to something higher before long. Before I left the district I nominated Munshi Lachhmi Narain, with the sanction of the Director of Agriculture and Commerce, to the post of Sadr Kanungo of Benares. The appointment seems, however, to have in some way fallen through, and Munshi Lachhmi Narain was, when last I heard of him a few months ago, still in search of employment.

121. In conclusion I must apologize for the delay in submitting this report and also for all deficiencies and shortcomings, therein. Allowance
Conclusion. will, I trust, be made in consideration of my having had to carry out this work, in addition to and in the rare intervals of leisure I could obtain from my very onerous duties as Magistrate and Collector of the Allahabad district.

I have the honor to be,

SIR,

Your most obedient servant,

F. W. PORTER,

Magistrate and Collector, Allahabad.

Late Settlement Officer, Benares.

Budget head.	GRANT FOR					EXPENDITURE DURING					Total.	
	1882-83.	1883-84.	1884-85.	1885-86.	1886-87.	Total.	1882-83.	1883-84.	1884-85.	1885-86.		1886-87.
	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.
<i>Officers.</i>												
Assistant Settlement Officer	...	6,300 0 0	...	...	...	6,300 0 0	...	...	...	...	...	...
Uncovenanted Deputy Collectors,	1,000	3,000 0 0	7,500 0 0	7,425 0 0	...	18,925 0 0	750 0 0	4,946 12 3	7,375 12 11	7,295 10 8	...	20,368 3 10
<i>Fixed establishment.</i>												
Clerks	1,080	4,440 0 0	5,432 1 3	5,925 8 0	...	16,877 9 3	630 4 1	3,887 5 3	5,432 1 3	5,925 7 1	...	15,875 1 7
Servants and guards	184	240 0 0	574 10 10	821 8 0	...	1,820 2 10	99 11 1	263 13 7	574 10 10	821 3 1	...	1,759 6 8
<i>Variable establishment.</i>												
Peshkars	1,200	20,100 0 0	12,691 1 3	...	...	33,991 1 3	198 11 3	9,122 4 6	12,691 1 3	...	...	22,012 1 0
Field amins	3,900	14,700 0 0	11,410 0 0	...	...	30,010 0 0	3 226 0 0	4,198 9 10	11,410 0 0	...	...	18,835 3 10
Mirdahs	2,464	6,580 0 0	3,424 3 6	...	...	12,468 3 6	1,202 15 3	2,884 1 6	3,424 3 6	...	...	7,511 4 3
<i>Temporary establishment.</i>												
Clerks	...	44,700 0 0	43,508 15 9	45,254 0 0	...	1,33,402 15 9	...	8,627 11 8	43,508 15 9	45,253 11 2	...	97,390 6 7
Servants	...	1,200 0 0	892 15 6	705 0 0	...	2,797 15 6	...	685 12 2	892 15 6	704 12 2	...	2,283 7 10
<i>Contingencies.</i>												
Cost of instruments and their repairs	320	51 8 0	...	...	...	371 8 0	126 0 0	51 8 0	...	...	...	177 8 0
Country stationery	200	780 0 0	1,537 1 11	477 0 0	...	3,044 1 11	223 8 10	821 6 6	1,537 1 11	476 14 0	...	3,108 15 3
Service telegrams	70	20 0 0	25 0 0	5 0 0	...	120 0 0	6 8 0	2 0 0	4 0 0	4 12 0	...	17 4 0
Hot and cold weather charges	...	186 0 0	352 5 7	301 0 0	...	839 5 7	...	185 9 7	352 5 7	300 9 3	...	838 8 5
Purchase of tents	1,836	1,835 0 0	...	...	...	3,671 0 0	913 7 0	59 9 3	...	...	...	973 0 3
Ditto office furniture	100	250 0 0	337 11 3	131 0 0	...	818 11 3	18 0 0	249 6 3	337 11 3	130 15 0	...	736 0 6
Job-work	...	5,078 8 0	3,000 0 0	3,305 8 0	425	11,809 0 0	...	2,191 0 8	2,477 9 3	3,258 5 3	346 12 8	8,273 11 10
Cadastral survey charges	...	...	670 0 0	...	...	2,170 0 0	274 11 7	...	479 1 9	...	75 0 0	753 13 4
Reproduction of field maps	1,500	...	500 0 0	25 0 0	...	1,000 0 0	273 3 4	356 12 4	394 5 0	24 4 9	...	1,048 9 5
Carriage of tents (tour)	100	875 0 0	310 5 11	70 0 0	...	520 5 11	...	8 0 0	245 3 8	69 15 3	...	323 2 11
Extra tour establishment	...	140 0 0	1,348 1 11	1,927 8 0	...	4,075 9 11	203 15 5	1,251 7 9	1,348 1 11	1,926 2 5	...	4,729 11 6
Miscellaneous contingent charges of fixed establishment.	150	650 0 0	...	...	...	...	...	...	...	...	...	...
Miscellaneous contingent charges of field establishment.	...	100 0 0	100 0 0	...	...	200 0 0	...	56 9 7	93 9 6	...	...	150 3 1
Travelling allowance of officers	700	1,620 0 0	1,620 0 0	198 0 0	...	4,138 0 0	...	606 0 0	1,596 0 0	198 0 0	...	2,400 0 0
Travelling allowance of establishment.	70	623 0 0	100 0 0	119 0 0	...	912 0 0	76 10 3	259 10 8	627 2 0	118 10 0	...	1,112 0 1
Service postage labels	50	150 0 0	162 4 9	42 0 0	...	404 4 9	16 3 0	133 0 0	89 0 0	42 0 0	...	280 8 0
Cash postage and registry charges,	...	50 0 0	32 6 7	41 0 0	...	123 6 7	...	33 6 10	30 13 0	41 0 0	...	105 3 10
House-rent	...	600 0 0	600 0 0	400 0 0	...	1,600 0 0	...	...	352 0 0	290 0 0	...	672 0 0
Total	14,924	1,13,769 0 0	97,080 0 0	67,173 0 0	425	2,93,371 0 0	8,240 2 1	40,911 14 2	2,05,354 7 10	63,552 4 1	421 12 8	2,11,910 8 10

Government grant for the settlement of Benares, conveyed in Board's No. 1-16, dated	Rs 2,93,126	0 0
16th May 1883, to Commissioner, Benares Division, was	Rs 2,11,810	8 10
Actual expenditure incurred is	Rs. 83,414	7 2
Savings	...	...

Government grant for the settlement of Benares, conveyed in Board's No. ...
 16th May 1883, to Commissioner, Benares Division, was ...
 Actual expenditure incurred is ...
 Rs. 83,414 7 2

APPENDICES.

General statement

Serial number.	Name of pargana or tahsíl.		Number of villages.	Number of maháls.	Revenue.	Total area in acres.	UNASSESSED AREA IN ACRES.		CULTURABLE AREA IN ACRES.		
							Revenue-free.	Barren including sites, ponds, rivers, &c.	Groves and old waste.	New waste.	
1	2		3	4	5	6	7	8	9	10	
					Rs. a. p.						
1	Narwan	1840	...	301	148	57,254 0 0	67,576	...	5,894	1,792	917
		1882	...	201	186	57,112 12 0	67,333	...	4,066	3,423	557
		+	...	...	88	...	...	...	...	1,931	...
		-	...	...	...	141 4 0	243	...	1,888	...	360
2	Burhwal	1840	...	131	75	32,912 5 6	41,908	1,335	10,584	2 010	635
		1882	...	131	108	32,967 13 6	41,279	1,311	5,110	4,058	381
		+	...	...	33	55 8 0	...	...	...	2,048	...
		-	...	...	...	...	620	24	5,474	...	254
3	Majhwar	1840	...	185	64	41,161 13 0	48,599	...	7,192	2,513	798
		1882	...	185	78	40,939 2 11	48,597	...	3,531	3,694	561
		+	...	...	14	...	...	...	...	1,181	...
		-	...	...	...	222 10 1	2	...	3,661	...	237
4	Dhus	1840	...	84	50	28,286 14 9	29,342	1,906	7,608	1,860	357
		1882	...	84	67	27,977 14 9	29,098	1,871	8,557	4,087	227
		+	...	...	17	...	...	...	...	2,177	...
		-	...	...	...	309 0 0	244	35	4,051	...	130
5	Rahapur	1840	...	80	50	35,748 14 0	18,204	190	5,341	877	448
		1882	...	80	53	34,389 5 7	19,638	302	4,542	3,234	319
		+	...	...	3	...	1,434	112	...	2,357	...
		-	...	...	...	1,359 8 5	...	...	799	...	29
6	Mawai	1840	...	51	37	20,868 6 0	11,408	...	2,543	933	270
		1882	...	51	37	20,659 10 0	12,235	...	2 097	1,936	115
		+	...	...	...	...	832	...	...	1,003	...
		-	...	...	...	208 12 0	...	...	446	...	155
7	Mahwazi	1840	...	78	72	24 092 7 9	20,868	...	4,752	880	282
		1882	...	78	83	24,114 7 6	22,659	...	3,836	2,889	112
		+	...	...	11	21 15 9	1,782	...	...	2,009	...
		-	...	...	...	...	...	...	916	...	170

DIX A.

in acres.

CULTIVATED AREA IN ACRES.			INCIDENCE OF REVENUE PER ACRE.			Remarks.
Irrigated.	Unirrigated.	Total.	On total area.	On assessable area.	On cultivated area.	
11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs. a. p.	
12,520	46,744	59,273	0 13 7	0 14 10	0 15 5	The revenue has decreased Rs. 141-4 on account of appropriation of lands for public purposes. The variation in the total area is 243 acres, or .3% only. The cultivated area has increased 74 acres, while the irrigated area has decreased 7,721 acres. Here as in most of the other parganas irrigation is principally, if not entirely from ponds, jhils, and embankments, and fluctuates considerably.
4,808	54,539	59,347	0 13 7	0 14 5	0 15 5	
...	7,795	74	...	...	...	
7,721	...	...	...	...	...	
16,108	11,238	27,344	0 12 7	1 1 7	1 3 3	The increase in mahals is due to partitions. Decrease of 629 acres in total area attributable partly to difference in measurements and partly to boundary disputes with Shahabad and Ghazipur. The Karmansa forms the boundary between this pargana and Shahabad and the deep stream rule applies. Increase in cultivation, 3,075 acres, or 11.24 per cent. Decrease in irrigated area, 1,507 acres, or 9.35 per cent. Irrigation is almost entirely from ponds and fluctuates considerably. Increase in revenue due to resumption of invalid muafis Rs. 55-8.
14,599	15,820	30,419	0 12 9	0 15 2	1 1 4	
...	4,582	3,075	...	...	...	
1,507	...	...	...	...	...	
15,102	22,934	38,096	0 13 7	0 15 11	1 1 3	Total area practically unchanged; cultivated area increased 2,715 acres, or 7.12 per cent.; irrigated area decreased, 7,260, or 47.94 per cent. Almost all irrigation from jhils tanks, &c., fluctuating much from year to year. Decrease of Rs. 222-10-1 in revenue due to remissions on account of lands taken up for public purposes.
7,893	32,918	40,811	0 13 5	0 14 8	1 2 7	
...	9,984	2,715	...	...	...	
7,260	...	...	...	...	...	
12,899	4,772	17,611	0 15 5	1 6 10	1 9 8	Revenue decreased Rs. 309 owing to remissions on account of land taken up for public purposes. Total area decreased 244 acres due to variations in measurements. Cultivated area increased 1,795 acres, or 10.13 per cent. Irrigated area decreased 3,527, or 27.47 per cent. Almost all pond and jhil irrigation of an uncertain character.
9,312	10,094	19,406	1 0 5	1 2 10	1 7 0	
...	5,322	1,795	...	...	...	
3,527	...	...	...	...	...	
3,735	7,613	13,348	1 15 9	2 13 2	3 2 5	The total area has increased 1,434 acres; the cause is the same as that given for pargana Barah, viz. inclusion of Ganges bed in present area of riparian villages. Cultivated area has decreased 107 acres, or 0.94 per cent., and irrigated area has increased 1,360 acres, or 30.41 per cent. Almost all the irrigation in this pargana is from wells. The decrease in revenue, Rs. 1,359-8-5, is due to remission on account of lands taken up for railway, &c.
5,095	6,146	11,241	1 12 5	2 5 2	3 1 0	
4,360	...	...	...	...	...	
...	1,467	107	...	...	...	
2,827	4,830	7,657	1 13 3	2 5 8	2 11 7	The increase in total area is entirely in the villages on the Ganges, and is due to the cause already noted in Ralhupur and Barah. Cultivation has increased 430 acres, or 5.61 per cent. Irrigation has decreased 562 acres, or 19.87 per cent. The decrease of Rs. 208-12 0 in revenue is owing to remissions for lands taken up for public purposes.
2,265	5,822	8,087	1 11 0	2 6 0	2 8 10	
...	992	430	...	...	...	
562	...	...	...	...	...	
6,209	8,745	14,954	1 2 5	1 7 11	1 9 9	Increase of Rs. 21-15-9 in revenue due to resumption of invalid muafis. Increase of 1,782 acres in total area is attributable to the same cause as the increase in all the parganas on the Ganges. Cultivated area has increased 859 acres, or 5.74 per cent. Irrigated area has decreased 996 acres, or 16.04 per cent.
5,213	10,600	15,813	1 1 0	1 4 6	1 8 5	
...	1,855	859	...	...	...	
996	...	...	...	...	...	

APPEN

General statement

Serial Number.	Name of pargana or tahsil.		Number of villages.	Number of mahals.	Revenue.	Total area in acres.	UNASSESSED AREA IN ACRES.		CULTURABLE ARE IN ACRES.	
							Revenue-free.	Barren including sites, ponds, rivers, &c.	Groves and old waste.	New waste.
1	2		3	4	5	6	7	8	9	10
					Rs. a. p.					
8	Barah	1840	94	59	42,529 15 9	30,114	26	6,116	778	462
		1882	94	65	42,501 15 9	31,576	30	6,170	1,585	36
		+	...	6	...	1,462	4	54	807	...
		-	...	...	25 0 0	...	...	...	...	426
	Total of Tahsil Chandauli.	1840	904	555	2 82,854 12 9	268,014	3,457	50,030	11,313	4,169
		1882	904	677	2 80,666 2 0	272,406	3,514	32,849	24,856	2,308
		+	...	122	77 7 9	6,510	116	54	13,513	...
		-	...	...	2 266 2 6	1,118	59	17,235	...	1,861
	Net increase	...	...	122	...	4,392	57	...	13,513	...
	Net decrease	...	...	...	2,188 10 9	...	...	17,181	...	1,861
1.	Pandrah	1840	97	66	57,835 15 6	29,895	...	8,163	1,276	227
		1882	103	85	59,700 15 6	30,940	...	2,993	6,686	348
		+	6	19	1,865 0 0	1,045	...	...	5,410	122
		-	...	...	...	...	...	5,170	...	...
2	Kolaski	1840	147	96	97,814 15 9	55,675	...	15,664	2,612	421
		1882	147	112	87,331 5 0	55,655	...	5,113	10,894	298
		+	...	16	...	...	...	...	8,252	...
		-	...	...	10,483 10 9	20	...	10,551	...	123
3	Sultanipur	1840	31	23	9,674 7 0	7,614	...	2,342	207	47
		1882	31	31	9,674 7 0	7,627	...	719	1,798	36
		+	...	8	...	13	...	...	1,591	...
		-	...	...	...	...	...	1,623	...	11
4	Athgawan	1840	164	70	47,996 10 6	22,892	...	6,062	726	248
		1882	164	90	47,872 14 6	22,997	...	2,349	4,119	213
		+	...	20	...	105	...	...	3,393	...
		-	...	...	123 12 0	...	...	3,713	...	35
5	Sheopur	1840	110	47	41,957 7 9	21,013	700	4,938	370	282
		1882	111	64	36,882 15 8	21,048	2,646	2,311	2,545	174
		+	1	17	...	35	1,946	...	2,175	...
		-	...	...	5,074 8 1	...	...	2,627	...	108

DIX A.

in acres.

CULTIVATED AREA IN ACRES.			INCIDENCE OF REVENUE PER ACRE.			Remarks.
Irrigated.	Unirrigated.	Total.	On total area.	On assessable area.	On cultivated area.	
11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs. a. p.	
3,772	18,960	22,732	1 6 7	1 12 5	1 13 11	This pargana is bounded to west by the Ganges. The increase of 1,462 acres in the total area is due to variations in measurement, owing to the inclusion of the Ganges bed in the riverain villages. The deepstream rule applies here to the Ganges which divides this pargana from Katchar of Benares to west and Saiyedpur of Ghazipur district to north. Increase in cultivated area 1,023 acres, or 4.5 per cent. Decrease in irrigated area 201 acres, or 5.32 per cent. Decrease of Rs. 25 in revenue is due to remissions for land taken up for public purposes.
3,571	20,184	23,755	1 5 7	1 10 10	1 12 8	
...	1,224	1,023	...	...	...	
201	...	...	...	...	...	
73,179	125,836	199,015	1 0 3	1 5 1	1 6 9	Six villages added to this pargana from Jaunpur by order of Government, dated 24th May, 1877. Hence increase in number of villages and mahals total and cultivated area and revenue. Irrigated area decreased by 1,729 acres, or 10.55 per cent. Rs. a. p.
52,756	156,123	208,879	1 0 6	1 3 0	1 5 6	
1,360	31,754	9,971	...	...	...	
21,783	1,467	107	...	...	...	
...	30,287	9,864	...	...	...	Decrease in revenue Rs. 10,483-10-9, caused by remissions after settlement on account of malikana allowances to the Maharaja of Benares ... 9,257 14 3 Remissions on account of lands taken up for public purposes ... 1,225 12 6 Total area practically unchanged. Increase in cultivation 2,402 acres, or 6.5 per cent. Decrease in irrigation 1,740 acres or 5.5 per cent.
20,423	...	...	...	...	...	
16,384	3,845	20,229	1 14 11	2 10 7	2 13 9	
14,655	6,257	20,912	1 14 10	2 2 2	2 13 8	
...	2,412	683	...	...	...	In this pargana the revenue has remained unaltered. The total area is practically the same, and cultivation has increased by 56 acres only. The diminution of 1,107 acres in the irrigated area is due to the sources of irrigation being fluctuating, consisting chiefly of tanks and ponds. The revenue has decreased Rs. 123-12-0 on account of appropriation of lands for public purposes. The total area has increased 4.4 per cent. on account of variations in measurements. The cultivated area has increased 460 acres, or 2.27 per cent. The irrigated area has decreased 1,400 acres or 0.7 per cent. The increase of 1 in the number of villages is due to the jail lands having been measured as a separate village. The decrease of Rs. 5,074-8-4 in the revenue is under two heads (1) remissions on account of villages Sainsutwa, &c., given to Sir Dinkar Rao revenue free in exchange for Dholpur villages added to Agra under Government Order dated November, 1884-1893, (2) remission for lands appropriated for railways, roads, central jail, &c., 1181-8-1. The total area has remained practically unaltered. While cultivation has decreased 1,351 acres owing to the large areas taken up for public purposes, irrigation has decreased 1,195 acres.
1,729	...	...	...	...	...	
31,605	5,343	36,948	1 12 1	2 7 1	2 10 4	
29,865	9,485	39,350	1 9 1	1 11 8	2 3 6	
...	4,142	2,402	...	...	...	The revenue has decreased Rs. 5,074-8-4 in the revenue is under two heads (1) remissions on account of villages Sainsutwa, &c., given to Sir Dinkar Rao revenue free in exchange for Dholpur villages added to Agra under Government Order dated November, 1884-1893, (2) remission for lands appropriated for railways, roads, central jail, &c., 1181-8-1. The total area has remained practically unaltered. While cultivation has decreased 1,351 acres owing to the large areas taken up for public purposes, irrigation has decreased 1,195 acres.
1,740	...	...	...	...	...	
3,787	1,231	5,018	1 4 4	1 13 4	1 14 10	
2,680	2,394	5,074	1 4 4	1 6 5	1 14 6	
...	1,163	56	...	...	...	The revenue has decreased Rs. 5,074-8-4 in the revenue is under two heads (1) remissions on account of villages Sainsutwa, &c., given to Sir Dinkar Rao revenue free in exchange for Dholpur villages added to Agra under Government Order dated November, 1884-1893, (2) remission for lands appropriated for railways, roads, central jail, &c., 1181-8-1. The total area has remained practically unaltered. While cultivation has decreased 1,351 acres owing to the large areas taken up for public purposes, irrigation has decreased 1,195 acres.
1,107	...	...	...	...	...	
13,077	2,779	15,856	2 1 7	2 13 8	3 0 5	
11,677	4,639	16,316	2 1 4	2 5 1	2 10 6	
...	1,860	460	...	...	...	The revenue has decreased Rs. 5,074-8-4 in the revenue is under two heads (1) remissions on account of villages Sainsutwa, &c., given to Sir Dinkar Rao revenue free in exchange for Dholpur villages added to Agra under Government Order dated November, 1884-1893, (2) remission for lands appropriated for railways, roads, central jail, &c., 1181-8-1. The total area has remained practically unaltered. While cultivation has decreased 1,351 acres owing to the large areas taken up for public purposes, irrigation has decreased 1,195 acres.
1,400	...	...	...	...	...	
10,937	3,786	14,723	1 15 11	2 11 8	2 13 7	
9,742	3,630	13,372	2 0 1	2 4 8	2 12 2	
...	...	...	...	...	...	The revenue has decreased Rs. 5,074-8-4 in the revenue is under two heads (1) remissions on account of villages Sainsutwa, &c., given to Sir Dinkar Rao revenue free in exchange for Dholpur villages added to Agra under Government Order dated November, 1884-1893, (2) remission for lands appropriated for railways, roads, central jail, &c., 1181-8-1. The total area has remained practically unaltered. While cultivation has decreased 1,351 acres owing to the large areas taken up for public purposes, irrigation has decreased 1,195 acres.
1,195	156	1,351	...	...	...	

General statement

Serial number.	Name of pargana or tahsil.		Number of villages.	Number of mahals.	Revenue.	Total area in acres.	UNASSESSED AREA IN ACRES.		CULTURABLE AREA IN ACRES.	
							Revenue-free.	Barren, including sites, ponds, rivers, &c.	Groves and old waste.	New waste.
1	2		3	4	5	6	7	8	9	10
					Rs. a. p.					
6	Katehar	1840	215	94	99,735 13 9	65,897	929	13,670	1,786	598
		1882	215	250	1,00,693 11 1	66,169	999	5,950	9,159	340
		+	...	156	957 13 4	272	70	...	7,373	...
		-	...	...	...	...	...	7,720	...	258
7	Jalhpur	1840	62	40	43,821 13 8	27,587	1,528	7,992	414	178
		1882	62	61	43,976 0 0	28,905	1,502	7,175	1,895	84
		+	...	21	154 2 4	1,318	...	...	1,481	...
		-	...	...	...	...	26	817	...	94
8	Dehat Amanat	1840	142	67	57,396 0 9	34,259	4,291	7,415	1,688	590
		1882	142	81	53,836 2 0	36,197	4,419	6,364	2,935	227
		+	...	14	...	1,938	128	...	1,247	...
		-	...	...	3,559 14 9	...	...	1,051	...	363
9	Kaswar Sarkari	1840	132	28	52,960 6 6	28,064	430	5,423	1,519	716
		1882	132	43	50,205 14 6	27,922	472	2,722	4,000	242
		+	...	15	...	...	42	...	2,481	...
		-	...	...	2,754 8 0	142	...	2,706	...	474
	Total of tahsil Benares.	1840	1,100	531	5,09,193 11 2	292,896	7,878	71,674	10,628	3,307
		1882	1,107	817	4,90,174 5 3	297,460	10,038	35,696	44,031	1,963
		+	...	7	286	2,976 15 8	4,726	2,186	33,403	122
		-	...	...	21,996 5 7	162	26	35,978	...	1,466
	Net increase	...	7	286	...	4,564	2,160	...	33,403	...
	Net decrease	...	...	...	19,019 5 11	...	...	35,978	...	1,344
	Grand Total	1840	2,004	1,088	7,92,048 7 11	560,910	11,335	121,704	21,971	7,476
		1882	2,011	1,494	7,70,840 7 3	569,866	13,552	68,545	68,887	4,271
		+	...	7	408	3,054 7 5	10,236	2,302	46,916	122
		-	...	...	24,262 8 1	1,280	85	53,213	...	3,327
	Net increase	...	7	408	...	8,956	2,217	...	46,916	...
	Net decrease	...	...	...	21,208 0 8	...	...	53,152	...	3,205

DIX A.

in acres.

CULTIVATED AREA IN ACRES.			INCIDENCE OF REVENUE PER ACRE.			Remarks.
Irrigated.	Unirrigated.	Total.	On total area.	On assessable area.	On cultivated area.	
11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs. a. p.	
34,428	14,486	48,914	1 8 3	1 15 1	2 0 7	There have been more partitions here than in any other pargana in the district, hence the large increase in the number of mahals. The increase of Rs. 957-13-4 in the revenue is due to alluvial increments. To the same cause is due the increase in total area and cultivation. The irrigated area has decreased 5,781 acres.
28,647	21,674	49,721	1 8 4	1 2 9	2 0 0	
...	6,588	807	...	...	...	
5,781	...	...	...	...	...	
7,884	9,591	17,475	1 9 5	2 6 10	2 8 1	The increase in revenue and total area is due in the pargana to alluvial increments. The Ganges divides this pargana from parganas Mawai and Mahawari of tahsil Chandauli. Increase in cultivation, 774 acres, or 4.42 per cent. Decrease in irrigation 1,680, acres or 21.3 per cent.
6,204	12,045	18,249	1 9 8	2 2 9	2 6 8	
...	2,454	774	...	...	...	
1,680	...	...	...	...	...	
9,949	10,326	20,275	1 10 10	2 8 9	2 13 4	The revenue has decreased Rs. 3,559-14-9 owing to remissions for lands taken up for railways, roads, collago, &c. The total area has increased 1,938, acres owing to the inclusion of the cantonment area 1,155 acres which was not included in the former survey area, and to variations of measurements in riparian villages has already explained. The cultivated area has increased 1,977 acres, or 9.75 per cent. The irrigated area has increased 3,246 acres, or 32.62 per cent.
13,195	9,057	22,252	1 9 3	2 1 10	2 6 8	
3,246	...	1,977	...	...	...	
...	1,269	...	...	...	...	
13,003	6,968	19,971	1 14 2	2 6 2	2 10 5	Decrease in revenue Rs. 2,754-8 due to the following causes :— Rs. 283-14-3 remitted under Board's No. 331, dated 17th July, 1860, as muafi Rani Indar Narain Kuar. Rs. 2,100-0-0 remitted for lands taken up for the artillery range at the Sultanpur cantonments. Rs. 370-9-9 remitted on account of lands taken up for roads, &c. Decrease of 142 acres in total area due to variations in measurement. Cultivated area increased 515 acres, or 2.57 per cent. Irrigated area decreased 956 acres, or 7.35 per cent.
12,047	8,439	20,486	1 12 9	2 0 6	2 7 3	
...	1,471	515	...	...	...	
956	...	...	...	...	...	
141,054	58,355	199,409	1 11 10	2 6 2	2 8 10	
128,712	77,020	205,732	1 10 4	1 11 2	2 6 1	
3,246	20,090	17,674				
15,588	1,425	1,351				
...	18,665	6,323				
12,342	...	...				
214,233	184,191	398,424	1 6 7	1 13 7	1 15 10	
181,468	233,143	414,611	1 5 6	1 9 3	1 13 9	
4,606	51,844	17,645				
37,871	2,892	1,458				
...	48,952	16,187				
32,765	...	...				

Crop statement—

Name of pargana.		KHARIF.											Total kharif.
		Jowar.	Bajra.	Arhar.	Rice.	Makai.	Kodon and Mandwa.	Indigo.	Sugar-cane.	Hemp (sana).	Vegetable and flower gardens.	Mixed crops.	
Burhwal	1840	1,088	383	1,434	8,751	88	534	132	3,207	...	186	702	16,505
	1878	166	374	972	15,082	...	56	...	1,158	...	7	1,067	18,882
	+	...	...	...	6,331	...	...	...	...	...	...	365	6,696
	-	922	9	462	...	88	478	132	2,049	...	179	...	4,319
Barah	1840	951	...	1,833	2,682	...	959	110	2,034	...	...	1,376	9,945
	1878	...	...	141	368	133	51	61	496	...	...	11,919	13,169
	+	...	...	...	...	133	...	...	...	...	...	10,543	10,676
	-	951	...	1,692	2,314	...	908	49	1,538	...	...	...	7,452
Dhus ...	1840	484	59	1,137	7,807	...	213	179	2,029	...	...	835	12,743
	1878	32	112	732	9,868	7	...	...	1,347	...	1	501	12,600
	+	...	53	...	2,061	7	...	...	...	...	1	...	2,122
	-	452	...	405	...	...	213	179	682	...	...	334	2,265
Rahpur	1840	374	520	1,312	1,454	...	417	271	1,337	...	...	150	5,835
	1878	942	1,560	677	2,204	...	...	116	716	3	9	217	6,444
	+	568	1,040	...	750	...	...	...	...	3	9	67	2,437
	-	...	...	635	...	...	417	155	621	...	...	...	1,828
Majhwar	1840	173	2,500	695	3,292	...	1,827	120	6,256	...	353	5,259	20,477
	1878	15	464	861	13,437	67	17	177	1,295	...	21	4,806	21,160
	+	...	...	166	10,145	67	...	57	...	...	...	...	10,435
	-	160	2,036	...	...	...	1,810	...	4,961	...	332	453	9,752
Mahwari	1840	235	56	734	2,220	...	20	20	1,732	...	1	1,415	6,433
	1878	...	...	355	3,033	58	...	...	448	...	...	4,254	8,198
	+	...	...	...	863	58	...	...	...	...	...	2,839	3,760
	-	235	56	379	...	...	20	20	1,284	...	1	...	1,995
Narwan	1840	3,943	365	4,197	11,361	3,401	23	...	3,638	...	...	2,396	29,324
	1878	491	627	564	13,463	6	1,912	44	666	...	18	3,237	21,028
	+	...	262	...	2,102	...	1,889	44	...	...	18	841	5,156
	-	3,452	...	3,633	...	3,395	...	...	2,972	...	...	...	13,452
Mawai	1840	...	...	3	2,005	...	286	128	103	...	...	1,220	3,745
	1878	...	...	338	998	...	...	32	323	...	...	1,895	3,586
	+	...	...	335	...	...	...	...	220	...	...	675	1,230
	-	...	...	...	1,007	...	286	96	...	...	...	...	1,389
Total, tahsil Chandauli	1840	7,250	3,883	11,345	39,572	3,489	4,279	960	20,336	...	540	13,353	105,007
	1878	1,646	3,137	4,640	58,503	271	2,036	430	6,449	3	56	27,896	105,067
	+	...	...	...	18,931	...	...	...	...	3	...	14,543	33,477
	-	5,604	746	6,705	...	3,218	2,243	530	13,887	...	484	...	33,417
Athgawan	1840	394	600	1,746	2,410	...	222	309	1,950	166	316	1,793	9,996
	1878	302	238	204	2,624	458	27	3	1,199	600	...	1,310	6,965
	+	...	...	...	214	458	...	...	...	434	...	...	1,106
	-	92	362	1,542	...	...	195	396	751	...	316	483	4,137
Pandrah	1840	348	293	1,962	4,308	...	2,171	...	418	...	...	1,752	11,252
	1878	420	244	462	2,121	436	65	126	1,660	566	...	1,763	7,868
	+	72	...	...	...	436	...	126	1,242	566	...	16	2,458
	-	...	49	1,500	2,187	...	2,106	...	...	...	...	...	5,842
Jalhpur	1840	205	91	16	2,571	...	1	1,599	1,775	...	655	3,149	10,062
	1878	...	1,761	207	556	206	...	186	823	...	80	5,546	9,319
	+	...	1,670	191	...	206	...	...	...	...	...	2,397	4,468
	-	205	...	...	2,015	...	1	1,413	952	...	625	...	5,211

DIX B.

comparative 1840—1878.

RABI.											Total rabi.	Grand Total.	Dofashi.	Remarks.
Barley.	Wheat.	Gram.	Peas.	Mixed crops.	Masúr.	Linseed.	Vegetable and flower gardens.	Boro rice.	Melons and kakri.	Opium.				
6,969	2,813	428	672	185	206	327	4	...	...	...	11,604	28,109	765	
7,553	1,497	82	2,534	497	20	...	148	...	...	435	12,766	31,648	1,229	
584	...	...	1,862	312	...	...	144	...	...	435	3,337	10,033	464	
...	1,316	346	...	...	186	327	...	...	...	...	2,175	6,494	...	
8,303	2,536	275	1,153	231	...	482	...	...	...	...	12,980	22,925	193	
4,215	722	1,400	1,000	1,962	298	...	547	...	...	529	10,673	23,842	87	
...	...	1,125	...	1,731	298	...	547	...	...	529	4,230	14,906	...	
4,088	1,814	...	153	...	...	482	...	...	...	...	6,537	13,989	106	
3,982	1,219	863	353	...	27	274	...	...	...	...	6,218	15,961	1,360	
4,368	1,288	57	1,518	605	22	53	197	...	...	260	8,368	20,968	1,562	
386	69	...	1,165	605	...	...	197	...	...	260	2,682	4,804	212	
...	...	306	...	...	5	221	...	...	...	...	532	2,797	...	
1,650	1,800	525	715	243	97	135	50	...	...	449	5,664	11,499	151	
3,207	652	116	547	528	13	40	181	...	...	118	5,402	11,846	605	
1,557	...	...	...	285	...	...	131	...	...	...	1,973	4,410	454	
...	1,148	409	168	...	84	95	...	...	...	331	2,235	4,063	...	
7,911	685	2,070	4,838	1,697	230	100	95	...	...	215	17,841	38,318	222	
8,532	3,713	768	4,051	1,277	347	210	868	...	...	885	20,651	41,811	1,000	
621	3,028	...	...	...	117	110	773	...	...	670	5,319	15,754	778	
...	...	1,302	787	420	...	...	...	...	...	...	2,509	12,261	...	
3,580	2,712	615	1,485	2	269	1	...	...	...	101	8,765	15,198	244	
3,856	870	293	938	1,226	54	...	168	...	...	335	7,740	15,038	125	
276	...	...	...	1,224	...	...	168	...	...	234	1,902	5,662	...	
...	1,842	322	547	...	215	1	...	...	...	...	2,927	4,922	119	
5,300	6,921	4,324	7,680	103	3,442	2,890	1	...	1	12	30,674	59,998	725	
3,806	12,249	7,118	3,629	7,634	3,154	757	158	...	...	538	39,013	60,071	724	
...	5,328	2,794	...	7,531	...	...	157	...	...	526	16,336	21,492	...	
1,494	...	...	4,051	...	288	2,133	...	...	1	...	7,967	21,419	1	
2,302	1,131	61	90	46	11	1	...	...	...	374	4,016	7,761	104	
2,214	523	224	855	535	23	...	124	...	...	101	4,599	8,185	98	
...	...	168	765	489	12	...	124	...	...	...	1,553	2,783	...	
88	608	...	...	...	...	1	...	...	...	273	970	2,359	6	
39,997	19,817	8,661	16,986	2,507	4,382	4,210	150	...	1	1,151	97,762	202,769	3,754	
37,751	21,514	10,058	15,072	14,264	3,931	1,060	2,391	...	...	3,201	109,242	214,300	5,430	
...	1,697	1,397	...	11,757	...	...	2,241	...	...	2,050	18,602	52,079	1,908	
2,246	...	...	1,914	...	351	3,150	...	...	1	...	7,662	41,079	282	
2,636	1,218	149	574	1,055	39	203	137	...	...	...	6,006	16,002	146	
1,682	825	154	319	6,993	...	42	14	...	1	...	9,530	16,495	179	
...	...	5	...	5,988	...	...	...	...	1	...	5,944	7,050	33	
954	888	...	255	...	39	161	123	...	...	...	2,420	6,476	...	
174	2,925	3,969	404	338	1,050	151	...	...	13	161	9,185	20,437	208	
2,867	357	173	357	9,851	...	114	89	...	3	...	13,311	21,179	267	
2,193	...	...	...	9,513	...	...	89	...	...	...	11,795	14,253	59	
...	2,568	3,796	47	...	1,050	37	...	...	10	161	7,069	13,511	...	
3,074	880	...	11	3,185	...	912	...	...	...	...	8,062	18,124	649	
1,810	200	282	242	6,357	51	68	45	27	159	...	9,236	18,555	306	
...	...	282	231	3,172	51	...	45	27	159	...	3,967	8,435	...	
1,264	680	...	...	...	...	849	...	...	...	...	2,793	8,004	343	

Crop statement—

Name of pargana.		KHARIF.											Total kharif.
		Jowar.	Bajra.	Arhar.	Rice.	Makai.	Kodo and Mandwa.	Indigo.	Sugar-cane.	Hemp (sanai).	Vegetable and flower gardens.	Mixed crops.	
Dehat Amanat ...	1840 ...	1,325	440	1,699	2,498	528	236	439	2,104	...	414	1,086	10,769
	1878 ...	584	210	436	2,120	1,159	120	3	1,303	265	525	4,281	11,006
	+ ...	...	...	...	...	631	...	...	...	265	111	3,195	4,202
	- ...	741	230	1,263	378	...	116	436	801	...	...	...	3,965
Sheopur ...	1840 ...	1,322	950	444	1,497	...	605	103	943	56	...	611	6,531
	1878 ...	130	3	195	1,678	151	...	33	1,024	529	251	3,001	6,095
	+ ...	...	...	...	181	151	...	...	81	473	251	2,390	3,527
	- ...	1,192	947	249	...	...	605	70	...	...	...	...	3,063
Sultanipur ...	1840 ...	228	18	208	834	...	8	147	771	...	...	246	2,460
	1878 ...	83	65	173	657	234	16	118	207	...	...	318	1,871
	+ ...	...	47	...	...	234	8	...	...	...	...	72	361
	- ...	145	...	35	177	...	...	29	564	...	...	...	950
Katehar ...	1840 ...	2,327	500	243	5,533	...	482	584	5,158	...	30	5,253	20,110
	1878 ...	1,050	2,091	957	1,611	949	...	306	3,082	329	74	13,516	23,965
	+ ...	...	1,591	714	...	949	...	...	...	329	44	8,263	11,890
	- ...	1,277	...	...	3,922	...	482	278	2,076	...	...	...	8,035
Kaswar Sarkari	1840 ...	123	509	2,726	1,834	...	406	554	2,317	...	...	1,900	10,369
	1878 ...	359	389	935	2,137	105	63	25	1,790	325	43	3,291	9,462
	+ ...	236	...	...	303	105	...	...	...	325	43	1,391	2,403
	- ...	...	120	1,791	...	...	343	529	527	...	...	...	3,310
Kolasla ...	1840 ...	2,038	1,802	1,977	3,896	...	394	...	5,451	...	362	2,746	18,666
	1878 ...	68	596	1,050	7,966	1,369	61	15	3,387	2,075	9	3,747	20,343
	+ ...	...	...	...	4,070	1,369	...	15	...	2,075	...	1,001	8,530
	- ...	1,970	1,206	927	...	...	333	...	2,064	...	353	...	6,853
Total tahsil Benares.	1840 ...	8,310	5,203	11,021	25,381	528	4,525	3,825	20,887	222	1,777	18,536	100,215
	1878 ...	2,996	5,597	4,619	21,470	5,067	352	815	14,475	4,693	932	36,778	97,794
	+ ...	...	394	...	...	4,539	...	...	...	4,471	...	88,242	27,646
	- ...	5,314	...	6,402	3,911	...	4,173	3,010	6,412	...	845	...	30,067
Grand Total ...	1840 ...	15,560	9,086	22,366	64,953	4,017	8,804	4,785	41,223	222	2,317	31,889	205,222
	1878 ...	4,642	8,734	9,259	79,973	5,338	2,388	1,245	20,924	4,696	988	64,674	202,861
	+ ...	...	...	...	15,020	1,321	...	...	...	4,474	...	32,785	53,600
	- ...	10,918	352	13,107	...	...	6,416	3,540	20,299	...	1,329	...	55,961

DIX B.

comparative 1840—1878—(concluded).

RABI.											Total rabi.	Grand Total.	Defashi.	Remarks.
Barley.	Wheat.	Gram.	Peas.	Mixed crops.	Masúr.	Linseed.	Vegetable and flower gardens.	Boro rice.	Melons and bakri.	Opium.				
6,184	1,731	312	506	573	60	315	128	...	108	...	9,926	20,695	420	
1,742	209	362	376	7,982	130	377	745	20	218	16	12,177	23,183	931	
...	...	50	...	7,409	61	62	617	20	110	16	8,315	12,547	511	
4,442	1,522	...	130	...	...	...	...	...	...	...	6,094	10,059	...	
2,833	1,650	2,611	938	261	...	245	...	...	51	...	8,580	15,120	397	
1,140	186	40	226	4,542	...	75	341	...	22	...	6,572	13,567	195	
...	...	...	...	4,281	...	...	341	...	...	...	4,622	8,194	...	
1,693	1,464	2,571	712	...	...	170	...	...	29	...	6,639	9,702	202	
1,717	557	...	76	174	114	25	...	...	...	...	2,663	5,123	105	
719	77	79	114	2,437	6	64	3	...	...	...	3,409	5,370	296	
...	...	79	38	2,263	...	39	3	...	...	...	2,422	2,783	191	
998	480	...	...	...	108	...	...	...	...	...	1,586	2,536	...	
19,123	5,839	762	2,476	32	405	774	10	...	...	...	29,421	49,531	617	
5,158	670	344	585	18,677	33	362	170	25	7	...	26,031	49,996	275	
...	...	...	...	18,045	...	...	160	23	7	...	18,837	30,727	...	
13,965	5,169	418	1,891	...	372	412	...	...	...	...	22,227	30,222	342	
2,048	1,720	2,545	2,529	500	239	26	...	...	...	222	9,820	20,198	227	
1,758	319	266	442	7,870	...	294	222	...	3	...	11,174	20,636	150	
...	...	...	...	7,870	...	268	222	...	3	...	7,863	10,266	...	
290	1,401	2,279	2,087	...	239	...	...	...	...	222	6,518	9,828	77	
6,671	6,233	70	666	2,833	...	313	1,331	...	...	417	18,534	37,200	252	
3,177	785	49	685	15,663	...	94	87	...	18	...	20,558	40,901	1,551	
...	...	...	19	12,830	...	...	...	...	18	...	12,867	21,397	1,299	
3,494	5,448	21	...	...	...	219	1,244	...	...	417	10,843	17,696	...	
44,460	22,748	10,418	8,180	8,951	1,916	2,964	1,606	...	172	800	102,215	202,430	3,021	
19,553	3,128	1,749	3,346	80,372	220	1,483	1,716	72	431	16	112,088	209,882	4,150	
...	...	...	...	71,421	...	...	110	72	259	...	71,862	99,508	2,933	
24,907	19,620	8,669	4,834	...	1,696	1,479	...	...	...	784	61,989	92,056	964	
84,457	42,565	19,079	25,166	11,458	6,198	7,174	1,756	...	173	1,951	199,977	405,119	6,775	
57,304	24,642	11,807	18,418	91,636	4,151	2,545	4,107	72	431	3,217	221,330	424,191	9,580	
...	...	...	...	83,178	...	...	2,351	72	258	1,266	87,125	140,725	4,001	
27,153	17,923	7,272	6,748	...	2,047	4,629	...	...	...	...	65,762	121,723	1,196	

APPENDIX C.

Abstract Khewat or Tenure Statement.—Zemindars.

1	2	3	4	5	6	7	8	9	10		11		12		13					
Tahsil.	Pargana.	Total number of mauzas.	Number of taluqas.	Number of single mauzas.	Number of mahals.	Total of cols. 4, 5, 6, 7, and 8.	Total area.	Total revenue.	ZEMINDARI.		PERFECT PATIDARI.		IMPERFECT PATIDARI.		TOTAL OF COLS. 10, 11 AND 12.					
									Mahals.	Area.	Rs. a. p.	Revenue.	Mahals.	Area.	Rs. a. p.	Revenue.	Mahals.	Area.	Rs. a. p.	Revenue.
CHANDAVLI.	Burhal	131	43	34	31	108	41,279	32,967 13 6	55	24,324	20,610 8 0	...	...	53	16,102	12,355 5 6	108	40,426	32,965 13 6	
	Barah	94	28	22	20	65	31,576	42,504 15 9	34	19,220	27,030 9 0	...	...	31	11,419	15,305 10 0	65	30,639	42,536 3 0	
	Dhus	84	38	23	6	67	29,098	27,977 14 9	53	23,547	24,482 4 9	...	...	14	4,519	8,401 10 0	67	28,066	27,943 14 9	
	Rathupur	80	20	25	8	53	19,638	34,389 5 7	49	18,497	33,890 4 5	...	...	4	284	9,631 9 7	53	18,781	34,319 12 11	
	Majhwar	185	48	10	20	78	48,597	40,939 2 11	62	34,554	31,273 15 4	...	...	10	12,221	9,631 9 7	78	46,815	40,905 8 11	
	Mawai	51	19	15	3	37	12,235	20,659 10 0	31	10,863	19,055 12 9	...	...	6	956	1,603 13 3	37	11,819	20,659 10 0	
	Mahwari	78	30	30	23	83	22,650	24,114 7 6	47	13,675	16,134 5 3	...	...	36	8,307	7,980 2 3	83	21,982	24,114 7 6	
	Narvan	201	62	77	47	186	67,333	57,112 12 0	63	2,487	22,310 6 9	...	...	128	41,349	34,793 5 3	187	65,436	57,112 12 0	
	Total of Tahsil Chandavli.	904	283	236	158	677	272,406	2,80,666 2 0	394	168,807	1,94,797 2 3	...	...	288	95,157	85,561 0 4	677	263,964	2,80,358 2 7	
BENARES.	Ahlgawan	164	48	37	5	90	22,997	47,872 14 6	82	19,909	44,051 13 6	...	...	8	2,084	3,821 1 0	90	21,993	47,872 14 6	
	Pandrah	103	21	39	25	85	30,940	59,700 15 6	77	27,357	55,395 1 0	...	...	8	2,574	4,305 14 6	85	29,931	59,700 15 6	
	Jalhpur	62	11	16	34	61	28,905	48,976 0 0	58	27,697	42,605 0 0	...	...	3	681	1,371 0 0	61	29,378	43,976 0 0	
	Dehat Amanat	142	17	37	27	81	36,197	53,836 2 0	77	32,364	53,024 2 0	...	...	3	57	177 0 0	81	32,437	53,836 2 0	
	Sultanpur	31	7	10	14	31	7,627	9,674 7 0	26	6,240	8,153 10 4	1	16	35 0 0	5	1,184	1,492 12 8	31	7,424	9,646 7 0
	Sheopur	111	29	20	15	64	21,048	36,882 15 8	57	18,862	34,968 6 8	...	...	5	998	1,855 0 0	64	19,890	36,823 6 8	
	Katehar	215	120	36	94	250	66,169	1,00,693 11 1	207	53,337	84,463 6 3	...	...	7	1,184	16,230 4 10	250	64,569	1,00,693 11 1	
	Kaswar Sarkari	132	13	13	17	43	27,922	50,205 14 6	39	26,485	49,549 5 0	...	...	4	380	656 9 6	43	26,895	50,205 14 6	
	Kol Asia	147	30	58	24	112	55,655	87,331 5 0	102	50,964	85,361 0 8	...	...	10	1,372	1,970 4 4	112	52,336	87,331 5 0	
Total of Tahsil Benares.	1,107	296	266	255	817	297,460	4,90,174 5 3	725	263,215	4,58,171 13 5	1	16	35 0 0	91	29,562	31,879 14 10	817	283,793	4,90,086 12 3	
Total of the whole district.		2,011	579	502	413	1,494	569,866	7,70,840 7 3	1,119	432,022	6,52,968 15 8	1	16	35 0 0	374	115,719	1,17,440 15 2	1,494	547,757	7,70,444 14 10

APPENDIX C.

Abstract Khewat or Tenure Statement—Zemindars—(concluded).

2	14	15	16	17	18	19	20							
Tahsil.	MISCELLANEOUS TENURES.		TOTAL OF COLS. 13 AND 14.		MAHALS HAVING SUPERIOR AND INFERIOR PROPRIETORS.		KHALISA OR REVENUE PAYING ESTATES.		MUAFI.	TOTAL OF COLS. 17 AND 18.		Remarks.		
	Area.	Revenue.	Mahals.	Area.	Revenue.	Mahals.	Area.	Revenue.	Mahals.	Area.	Revenue.			
Pargana.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.		
Burhal	853	(a) 2 0 0	108	41,279	32,967	13 6	1	89,968	32,967	13 6	108	41,279	32,967	13 6
Barah	937	(b) 108 12 9	65	31,576	42,504	15 9	64	31,546	42,504	15 9	65	31,576	42,504	15 9
Dhus	1,032	(c) 34 0 0	67	29,098	27,977	14 9	66	27,227	27,977	14 9	67	29,098	27,977	14 9
Rahpur	857	(d) 69 8 8	53	19,638	34,389	5 7	50	19,386	34,389	5 7	53	19,638	34,389	5 7
Majhar	1,782	(e) 33 10 0	78	48,597	40,939	2 11	78	48,597	40,939	2 11	78	48,597	40,939	2 11
Mawai	416	...	37	12,235	20,659	10 0	37	12,235	20,659	10 0	37	12,235	20,659	10 0
Mahwari	603	...	83	22,650	24,114	7 6	83	22,650	24,114	7 6	83	22,650	24,114	7 6
Narwan	1,897	...	186	67,333	57,112	12 0	186	67,333	57,112	12 0	186	67,333	57,112	12 0
Total of Tahsil Chandauli.	8,442	(f) 307 15 5	677	272,406	2,80,666	2 0	671	268,892	2,80,666	2 0	677	272,406	2,80,666	2 0
Athgawan	1,004	...	90	22,997	47,872	14 6	90	22,997	47,872	14 6	90	22,997	47,872	14 6
Pandrah	1,099	...	85	30,940	59,700	15 6	85	30,940	59,700	15 6	85	30,940	59,700	15 6
Jalpur	527	...	61	28,905	43,976	0 0	59	27,403	43,976	0 0	61	28,905	43,976	0 0
Dehat Amanat	3,730	...	81	36,197	53,836	2 0	70	31,778	53,836	2 0	81	36,197	53,836	2 0
Sultanpur	203	(g) 28 0 0	31	7,627	9,674	7 0	31	7,627	9,674	7 0	31	7,627	9,674	7 0
Sheopur	1,188	(h) 59 9 0	64	21,048	36,882	15 8	59	18,402	36,882	15 8	64	21,048	36,882	15 8
Katehar	1,690	...	250	66,169	1,00,693	11 1	248	65,170	1,00,693	11 1	250	66,169	1,00,693	11 1
Kaswar Sarkari	1,057	...	43	27,922	50,205	14 6	41	27,450	50,205	14 6	43	27,922	50,205	14 6
Kol Asla	3,319	...	112	55,655	87,331	5 0	112	55,655	87,331	5 0	112	55,655	87,331	5 0
Total of Tahsil Benares.	13,667	(i) 87 9 0	817	297,490	4,90,174	5 3	794	287,422	4,90,174	5 3	817	297,490	4,90,174	5 3
Total of the whole district.	22,109	* 395 8 5	1,494	569,866	7,70,840	7 3	1,465	550,314	7,70,840	7 3	1,494	569,866	7,70,840	7 3

CHANDAVATI.

BENARAS.

This is for 14 acres only.
(j) This is for 258 acres only.

(a) This is for an acre only. (b) This is for 117 acres only. (c) This is for 21 acres only. (d) This is for 70 acres only. (e) Is for 49 acres only. (f) Is for 258 acres only. (g) This is for 14 acres only. (h) Is for 34 acres only. (i) This is for 48 acres only. * This is for 336 acres only.

APPENDIX E.

Khevat—Castes of zamindárs—Comparative 1840—1886.

Castes.	BUDHWAL.				BARAN.				DHUS.			
	Former.		Present.		Former.		Present.		Former.		Present.	
	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.
Brahmans and Bhuihars	2,466	Rs. a. p. 2,158 8 0	9,548	Rs. a. p. 7,257 15 4	22,861	Rs. a. p. 29,243 15 9	5,710	Rs. a. p. 7,514 4 6	17,534	Rs. a. p. 16,795 6 3	9,417	Rs. a. p. 9,761 0 10
Chattris	36,041	27,812 1 6	24,637	19,161 13 11	...	...	9,624	13,114 3 0	8,347	8,047 13 0	7,095	5,220 9 7
Kayasths	...	...	3,391	2,702 15 6	...	...	1,339	2,467 7 11	...	...	3,184	3,193 13 8
Mahájans	1,777	1,290 12 0	910	582 0 6	3,302	5,617 0 0	7,826	11,089 13 3	974	996 11 6	2,053	2,288 5 2
Agriculturists	...	...	...	...	...	...	...	...	...	...	1,498	1,669 13 9
Others	...	...	137	87 4 9	...	...	...	...	...	...	166	166 12 0
Total, Hindus	40,284	31,261 5 6	38,653	29,792 2 0	26,163	34,860 15 9	24,499	34,185 12 8	26,855	25,839 14 9	23,413	22,300 7 0
Shaikhs	...	...	101	108 12 0	3,109	6,050 0 0	6,762	7,685 14 1	2,487	2,447 0 0	3,721	3,832 5 7
Saiyids	...	...	55	105 0 0	...	...	85	126 14 0	...	...	879	827 12 2
Pathans	1,624	1,651 0 0	1,193	1,711 0 0	842	1,619 0 0	8	7 15 0	...	...	1,085	1,017 6 0
Mughals	...	...	1,277	1,190 15 6	...	...	222	548 8 0	...	...	...	...
Others	...	...	...	...	...	...	...	...	...	...	...	...
Total, Mussalmans	1,624	1,651 0 0	2,626	3,175 11 6	3,951	7,669 0 0	7,077	8,319 3 1	2,487	2,447 0 0	5,685	5,677 7 9
Christians	...	...	...	...	...	...	...	...	...	...	...	...
GRAND TOTAL	41,908	32,912 5 6	41,279	32,967 13 6	30,114	42,529 15 9	31,576	42,504 15 9	29,342	28,286 14 9	29,098	27,977 14 9

APPENDIX E.

Kherat—Castes of zamindars—Comparative 1840—1886—(continued).

Castes.	RAJPUTS.			MAHARAS.			MAHAL.		
	Former.		Present.	Former.		Present.	Former.		Present.
	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Revenue.
Brahmans and Bhuihars	1,042	Rs. a. p. 1,102 0 0	10,482	Rs. a. p. 17,458 6 9	2,239	Rs. a. p. 1,651 8 3	7,337	Rs. a. p. 6,356 6 0	Rs. a. p. 5,379 12 7
Chhatris	7,149	14,479 6 7	584	1,111 4 9	45,221	38,674 4 9	28,500	25,055 8 0	8,414 2 0
Kayasths	837	2,398 0 0	115	179 11 0	767	556 0 0	1,219	246 7 3	230 0 10
Mahajans	950	1,558 3 0	4,438	8,730 1 3	...	...	216	2,525 0 0	4,212 15 0
Agriculturists	...	...	...	...	...	...	6,760	...	453 11 3
Others	52	83 12 0	1,898	3,676 8 6	...	...	69	597 12 4	518 15 4
Total, Hindus	9,371	12,531 5 7	17,487	31,156 0 3	48,227	40,831 13 0	44,161	12,175 2 4	19,209 9 0
Shaikhs	8,022	15,600 0 0	129	142 10 6	372	250 0 0	889	8,693 3 8	769 10 3
Sayids	...	...	1,508	2,836 7 3	...	...	297	...	680 6 9
Fathans	...	...	...	...	...	...	...	...	...
Mughals	...	...	214	254 3 7	...	...	3,250	...	...
Others	75	167 5 5	...	...	...	...	...	...	...
Total, Musalmans	8,097	15,767 5 5	2,151	3,233 5 4	372	250 0 0	4,436	8,693 3 8	1,450 1 0
Christians	136	459 0 0	...	...	...	...	...	...	...
GRAND TOTAL	18,204	35,748 14 0	19,638	34,389 5 7	48,599	41,161 13 0	48,597	20,868 6 0	20,659 10 0

APPENDIX E.

Kherat—Castes of zamindars—Comparative 1840—1886—(continued).

Castes.	AREWACK.			PANDABIE.			JALHUPUR.			
	Former.		Present.	Former.		Present.	Former.		Present.	
	Area.	Revenue.		Area.	Revenue.		Area.	Revenue.		
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Brahmans and Bhainbars	1,928	3,892 0 0	9,764	21,232 5 7	3,141	5,163 11 3	11,841	22,433 8 0	230	3,963 10 5
Chhatris	14,273	32,023 2 6	5,153	9,734 4 1	19,897	39,538 3 3	3,118	10,957 13 0	25,423	49,411 15 10
Kayasths	889	1,683 10 0	283	831 7 6	...	...	22,99	6,423 6 7	739	1,436 2 8
Mahajans	656	1,372 15 4	5,905	12,392 9 4	4,117	5,679 7 0	1,171	2,434 1 3	...	14,035 9 0
Agriculturists	106	212 12 3	54	111 13 4	...	...	65	135 3 3	...	895 14 3
Others	1,423	2,954 8 5	376	733 7 7	683	946 10 0	3,123	6,491 2 6	1,102	2,090 13 10
Total, Hindus	19,305	42,150 0 6	21,450	44,995 15 5	27,841	51,222 15 6	28,557	54,678 8 7	27,587	41,884 2 0
Shaikhs	2,047	3,193 0 0	942	1,882 0 0	696	1,393 0 0	539	672 11 11	...	1,430 0 0
Saiyids	1,540	2,648 10 0	291	602 15 1	...	...	2,023	4,150 0 0	...	...
Pathans	...	...	...	...	1,353	5,150 0 0	...	...	...	711 14 0
Mughals	...	...	224	392 6 0	...	...	...	...	...	...
Others	...	...	...	...	...	...	...	...	...	...
Total, Mussulmans	3,587	5,846 19 0	1,457	2,876 15 1	2,054	6,543 0 0	2,353	4,822 11 11	...	2,141 14 0
Christians	...	...	...	...	...	...	...	...	...	...
GRAND TOTAL	22,892	47,996 10 6	22,997	47,872 14 6	29,895	57,835 15 6	30,940	59,700 15 6	27,587	43,976 0 0

APPENDIX E.

Khasat—Castes of zamindars—Comparative 1840—1856—continued.

Castes.	KATWAR.			KATWAR SUBDIVISION.			KOL ASLA.		
	Former.		Present.	Former.		Present.	Former.		Present.
	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.	Area.	Revenue.	Rs. a. p.
Brahman and Bhuihars	6,474	7,958 5 6	17,547 28,060 7 2	12,652	14,882 8 0	5,251 12,152 6 1	1,911	2,480 4 0	34,681 51,801 0 0
Chhatris	50,878	77,685 0 9	31,309 46,764 12 2	15,643	37,663 4 6	3,297 4,249 0 2	50,225	60,636 7 9	9,441 17,200 11 1
Kayasths	1,743	2,091 10 0	5,805 6,418 11 9	69	112 10 0	1,664 3,672 10 0	471	629 0 0	544 1,552 13 2
Mahajans	3,347	5,982 6 6	6,151 10,961 9 3	...	...	13,851 25,615 14 3	937	1,051 8 3	9,790 14,859 12 8
Agriculturists	...	...	615 1,006 2 6	...	...	...	...	...	...
Others	2,344	4,143 7 0	2,255 4,019 6 9	...	...	...	313	370 11 0	...
Total, Hindus	64,786	97,810 13 9	63,682 97,321 1 7	28,664	52,960 6 6	27,673 49,859 14 6	53,569	95,497 15 9	54,156 85,214 5 0
Shaikhs	...	...	1,945 2,664 0 9	...	...	...	190	116 0 0	...
Saiyids	1,111	1,925 0 0	197 211 9 9	...	...	417 825 0 0	...	...	116 0 0
Pathans	...	...	218 294 15 0	...	...	...	...	...	...
Mughals	...	...	126 202 0 0	...	...	...	1,715	2,201 0 0	2,001 0 0
Others	...	...	...	...	...	...	...	...	...
Total, Musalmans	1,111	1,925 0 0	2,487 3,372 9 6	...	...	417 825 0 0	1,815	2,317 0 0	2,117 0 0
Christians	...	...	...	...	...	...	...	...	...
GRAND TOTAL	65,897	99,735 13 9	66,169 1,00,693 11 1	28,064	52,960 6 6	27,490 50,205 14 6	55,675	97,814 15 9	55,655 87,331 5 0
					Arazi Lines ...	482			
					27,922				

APPENDIX E.

Kherat—Caste of zamindars—Comparative 1840—1886—(concluded).

Castes.	TOTAL TAHSIL BENARES.				GRAND TOTAL.				Remarks.	
	Former.		Present.		Former.		Present.			
	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.	Area.	Revenue.		
	Ra. a. p.	Ra. a. p.	Ra. a. p.	Ra. a. p.	Ra. a. p.	Ra. a. p.	Ra. a. p.	Ra. a. p.		
Brahmans and Bhuihars	21,994	52,966 0 6	110,100	1,81,863 2 2	80,410	1,17,884 6 6	190,549	2,64,219 11 6	{ Mahajans include.—Agarwala, Khattri, Bak- tal, Kulwar Gujrahi, Chaudhri, Marwari.	
Chhattis...	233,910	3,91,972 0 2	89,011	1,45,367 9 2	405,046	5,51,454 5 0	206,129	2,57,183 8 4		
Kayasths...	4,065	5,990 6 0	15,896	24,988 13 3	5,900	9,153 13 3	27,527	38,049 14 6		
Mahajans	11,038	18,219 3 10	52,416	91,794 0 10	23,042	33,431 1 4	71,543	1,20,059 12 4		
Agriculturist	106	212 12 3	1,020	2,595 0 10	106	212 12 3	10,288	9,559 4 8		
Others	5,927	10,154 4 5	11,349	20,295 12 0	7,957	12,039 13 6	14,054	24,925 4 1		
Total, Hindus	277,040	4,79,514 11 2	280,392	4,66,904 6 3	522,461	7,24,126 3 10	520,090	7,12,597 7 5		{ Others.—Nagar, Goshain, Toli, Rastogi, Ma- rahta, Gundjaret, Lohar, Chun- gam, Suruogi, Bhat, Bengali, Hajjam, Kasondhan.
Shaikhs	8,856	15,001 0 0	5,208	8,639 1 4	28,621	49,215 14 8	20,675	25,010 6 11		
Saiyids	2,651	4,573 10 0	4,253	7,097 13 7	2,651	4,573 10 0	9,100	13,178 8 7		
Pathans	2,213	7,331 12 0	1,016	1,365 15 7	4,890	10,742 12 0	5,310	5,984 10 11		
Mughals	2,136	2,772 10 0	3,653	5,743 12 6	2,136	2,772 10 0	9,607	11,598 3 7		
Others	...	...	...	...	75	167 5 5	2,146	2,047 13 10	Muslimans.—Others.—Ranki.	
Total, Musalmans	15,856	29,679 0 0	14,130	23,238 11 0	38,313	67,472 4 1	46,898	58,211 11 10		
Christians	...	...	14	31 4 0	136	450 0 0	14	31 4 0		
GRAND TOTAL	292,896	5,09,193 11 2	294,536	4,90,174 5 3	560,910	7,92,048 7 11	566,942	7,70,840 7 3	Area of City, &c.	
			2,924	Area of City			2,924			
			297,460	Shariatabad, cantonnement, old Fort, Lines, and Jail.			569,896			

APPENDIX F.

Abstract of *Jumalandi*.

1	2	3	4	5	6	7	8	9	10				
Tahsil	Pargana.	Total area.	Area of waste barren &c. not included in the cult.	Area of waste &c. included in the cult.	Cultivated area.	Total area included in the cult.	Siz.		KIND KASHI.		TOTAL AREA HELD BY ZEMINDARS.		
							Land held at each rents.	Rent.	Rent-free land.	Land held at each rents.	Rent.	Rent-free land.	Land held at each rents.
Chandauli	Pargana.	Burhwal	9,374	555	31,339	31,505	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
		Barah	31,576	950	28,751	24,731	454	54	195	201	602	9,725	
		Dhns	20,098	7,638	441	20,338	454	45	139	771	532	2,867	
		Rahapur	19,638	7,343	890	11,399	282	22	130	152	336	3,803	
		Malhwar	48,597	6,835	891	40,811	29	3	179	16	32	509	
		Mawai	12,235	8,859	258	12,235	1,233	55	132	975	1,297	10,751	
		Malhvari	22,650	6,596	241	15,813	23	31	55	28	54	927	
		Narwan	67,333	7,278	768	59,347	863	14	133	286	439	4,920	
		Total of Tahsil Chandauli	272,406	55,916	4,955	211,535	216,490	4,202	69	2,106	3,484	1,006	28,892
		Benares.	Total of Tahsil Benares	Athganwan	22,997	6,049	16,316	16,949	17	28	173	14	45
Pandrah	20,940			9,232	29,912	21,798	1,257	49	72	577	1,416	1,490	
Jalhapur	28,905			9,800	19,216	19,605	539	83	195	206	672	2,119	
Dehat Amanat	36,197			9,230	23,505	26,937	813	4	314	205	317	1,359	
Sultanpur	7,627			2,383	5,074	5,244	132	20	48	62	152	800	
Sheopur	21,048			4,224	15,459	16,824	130	4	226	36	124	1,855	
Katehar	66,169			14,051	50,336	52,118	1,565	73	357	2,485	2,737	6,419	
Kaswar Sarkari	27,922			6,478	20,883	21,444	48	...	188	18	48	1,851	
Kolsala	55,655			15,169	39,350	40,486	1,791	159	71	696	1,950	1,868	
Total of Tahsil Benares	297,460			76,116	10,033	211,251	221,344	7,061	...	1,644	4,399	7,431	18,061
Total of the whole district	...	569,866	132,032	15,048	422,786	437,894	11,353	2	3,750	7,833	12,429	81,363	

APPENDIX F.

Abstract of Jamabandi—(continued).

1	2	11				12				13				14			
Tahsil.	Pargana.	EX-PROPRIETARY.				FIXED RATE.				OCCUPANCY.				NON-OCCUPANCY.			
		Land held at cash rents.	Rent.	Batali area.	Rent-free land.	Land held at cash rents.	Rent.	Batali area.	Rent-free land.	Land held at cash rents.	Rent.	Batali area.	Rent-free land.	Land held at cash rents.	Rent.	Batali area.	
Chandauli.	Burhwal	17	66	...	...	8,402	27,412	740	...	7,498	27,785	1,721	5	1,755	9,240	451	10
	Barah	925	981	...	...	7,408	22,785	3	...	11,571	40,141	9	10	967	3,631	23	10
	Dhus	5	20	...	...	7,257	25,670	111	...	5,617	24,949	000	24	1,881	9,870	484	4
	Ralhapur	...	...	...	...	2,011	9,127	...	...	5,811	31,276	2	41	2,574	17,262	39	27
	Majhwar	110	186	...	5	9,406	26,890	572	...	13,312	38,725	2,079	57	1,518	6,107	458	6
	Mawai	...	...	...	...	1,306	4,857	...	...	21,078	23,749	4	7	1,291	7,358	10	2
	Mahwari	21	63	...	...	3,335	11,903	55	...	5,776	22,749	117	20	640	3,451	47	21
	Narwan	25	65	...	...	4,521	11,413	381	...	13,835	55,324	1,079	3	5,270	30,412	1,091	62
	Total of Tahsil Chandauli	473	1,390	44	5	43,646	1,40,037	1,871	...	67,707	2,62,027	5,671	167	15,896	87,331	2,603	142
	Benares.	Athgarwan	...	...	...	...	2,040	8,599	6	...	10,259	47,872	71	65	1,364	6,867	80
Pandrah		128	291	...	...	7,521	34,834	63	...	9,036	42,639	243	103	853	5,813	106	96
Jahnapur		25	120	...	...	3,782	10,146	...	...	10,613	40,815	1	80	1,808	9,153	143	55
Dehat Annamat		...	...	...	303	5,023	22,109	...	...	11,689	61,415	16	86	3,283	20,914	45	85
Saltanipur		4	...	...	4	623	2,510	70	...	2,394	11,060	209	31	193	717	14	9
Shoopur		...	...	...	...	2,780	12,446	1	...	9,248	45,790	21	48	1,639	9,920	29	49
Katehar		685	2,201	...	4	9,020	29,091	61	...	26,708	109,713	118	302	3,442	18,706	141	211
Kaswar Sarkari		6	14	...	...	6,411	28,495	76	...	9,402	45,717	120	83	1,553	8,736	121	249
Koladla		60	159	...	...	6,340	28,435	135	...	23,279	97,744	227	318	1,088	6,701	296	876
Total of Tahsil Benares		938	2,919	...	311	43,549	1,76,665	444	...	113,128	503,425	1,026	1,116	15,853	87,527	975	1,753
Total of the whole district		1,411	4,309	44	316	87,195	3,16,722	2,315	...	180,835	706,052	6,697	1,283	31,749	1,74,858	3,578	1,895

Chandauli.

Benares.

APPENDIX F.

Abstract of Jamindari—(continued).

1	2	15				16	17		18				
Tahsil.	Pargana.	TOTAL HELD BY TENANTS.				Rent-free holdings.	PASTURE LANDS.		SHEPHERD HOLDINGS.				
		Land held at ewal rents.	Rent.	Butal area.	Rent-free land.		Rent of Pargana.	Area of which no Pargana is paid.	Land held at ewal rent.	Rent.	Rs. a. p.	Butal area.	
Chandauli.	Burhwal	17,672	Rs. 64,593	2,021	15	1,278	"	"	"	1,274	6,455	5 7 4	186
	Barah	20,241	67,538	35	20	1,157	"	"	"	1,075	6,593	5 8 8	81
	Dhus	14,760	60,518	1,255	25	1,336	"	"	"	1,319	7,373	5 11 10	18
	Rajhupur	10,396	57,665	41	65	1,250	"	"	"	1,233	4,955	6 14 10	18
	Majhwar	24,346	71,908	3,103	68	2,307	"	"	"	2,588	13,555	5 6 3	356
	Mawai	6,584	33,898	14	9	493	"	"	"	319	1,653	6 2 11	8
	Mahwari	9,772	38,163	219	41	781	"	"	"	870	4,911	5 10 4	25
	Narwan	23,651	97,214	2,565	65	3,537	"	"	"	2,659	13,593	5 2 11	492
	Total of Tahsil Chandauli	172,722	491,405	10,159	314	12,308	"	"	"	10,751	60,458	5 9 9	1,144
Benares.	Athganwan	13,493	63,463	157	153	1,196	"	"	"	2,111	14,158	6 11 2	6
	Pandrah	17,538	88,637	412	139	1,492	"	"	"	1,808	9,758	5 6 7	12
	Jalhpur	16,228	60,234	144	135	673	"	"	"	1,717	10,422	6 1 1	1
	Dehat Amanat	19,895	1,04,438	93	474	4,460	150	5,150	122	2,425	18,636	7 11 0	20
	Sultanpur	3,814	14,896	233	44	231	"	"	"	132	905	5 4 2	23
	Sheopur	13,667	68,156	51	97	1,577	25	68	16	1,312	9,711	7 6 5	12
	Katehar	30,864	1,59,711	320	517	2,513	"	"	"	6,441	38,317	5 15 2	274
	Kaswar Sarkari	17,402	82,062	317	332	1,714	"	"	"	951	5,130	5 7 4	46
	Kolasla	31,367	1,33,039	653	1,194	4,713	"	"	"	2,708	14,957	5 6 4	46
Total of Tahsil Benares	173,463	7,70,536	2,445	3,180	18,569	184	5,278	138	19,665	1,21,854	6 3 2	440	
Total of the whole district	301,190	12,61,941	12,634	3,494	30,877	184	5,278	138	30,446	1,82,312	5 15 9	1,584	

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41—1882.

Castes,	BURNWAL.						BARAH.					
	Total area.	Batal area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.	Total area.	Batal area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.
	Rs.	Rs.	Rs.	Rs. a. p.	Rs.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
Brahmins and Bhambars	3,854	785	10	3,854	12,065	3 7 0	8,518	14	6	8,518	28,347	3 13 3
Chhatris	5,334	1,902	1	4,539	15,407	3 10 4	5,991	3	1	5,971	16,901	3 3 10
Kayasths	6,746	1,016	4	5,729	20,915	3 13 5	1,951	...	...	1,951	6,492	2 4 3
Mahajans	1,052	99	...	1,052	3,233	2 13 0	4,013	...	...	4,000	12,994	3 15 9
Agrikulturists	564	1	...	461	1,310	3 12 0	837	...	...	837	2,785	3 15 9
Others	438	...	...	438	1,370	3 13 7	1,167	...	...	1,167	2,613	3 15 9
	9,148	1	...	9,148	28,636	...	233	...	1	233	775	...
	5,808	749	...	5,069	19,495	3 13 7	932	2	6	929	3,701	3 15 9
	3,501	258	...	3,501	10,959	...	4,976	13	...	597	20,195	3 15 9
	1,999	...	...	1,741	6,710	...	1,790	3	1	1,790	5,957	...
	19,895	2,908	15	19,895	62,277	3 10 5	1,103	...	...	1,069	4,376	3 15 9
Total, Hindús	20,456	...	...	17,533	64,052	...	19,398	35	15	19,398	64,551	3 5 3
Shaikhs	114	...	...	114	356	...	18,182	...	...	18,182	60,363	...
Saiyids	31	...	...	31	84	2 11 4	305	...	...	305	1,014	3 0 10
Pachans	59	...	...	59	184	...	1,459	...	...	1,459	4,457	...
Mughals	34	...	...	34	106	...	39	...	...	39	129	4 2 3
Others	20	6	...	14	28	2 0 0	7	...	...	7	29	...
	...	...	...	...	...	...	50	...	...	50	166	...
	...	...	...	...	...	...	572	...	...	572	2,383	4 2 7
	130	7	...	130	408	...	...	...	...	...	...	...
	101	...	...	94	339	3 9 8	9	...	...	9	39	4 5 4
	...	...	...	...	...	...	39	...	...	39	332	...
Total, Musalmáns	337	13	...	337	1,054	3 3 11	67	...	5	62	267	1 5 0
	152	...	...	139	451	...	493	...	...	493	1,611	3 6 5
Christians	...	...	...	...	...	...	2,114	...	...	2,109	7,175	...
	...	...	...	...	...	...	...	...	...	...	...	...
GRAND TOTAL	20,232	2,921	15	20,232	63,331	...	19,891	35	20	19,891	66,192	3 5 5
	20,608	...	...	17,072	64,503	3 10 4	20,211	...	...	20,211	67,538	...

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41—1882—(continued).

Castes.	Defts.					Receipts.					Rate per acre.		
	Total area.	Baridara.	Area paying no rent.	Cash paying area.	Rent.	Rent per acre.	Total area.	Baridara.	Area paying no rent.	Cash paying area.		Rent.	
Brahmans and Bhuihars	1840-41	268	20	4165	15762	3 14 8	523	3	6	523	2624	4 14 11	
	Revision			3999	15007		1413			1404	6627		
	1840-41	400	1	1445	5447	3 14 8	709	2		706	3543	6 0 1	
	Revision			1639	6553		485			4658	2929		
	1840-41	25		1666	4143	3 14 8	137			137	655	4 11 11	
	Revision			302	934		243			249	1182		
	1840-41	4		224	844	3 14 8	249	1	1	240	1203	5 10 2	
	Revision			61	257		141			139	783		
	1840-41	424	6	5731	21787	3 14 8	8457	39	51	8457	42420	5 10 2	
	Revision			6573	23579		6248			6167	34768		
Agriculturists	1840-41	50	1	2653	9999	3 14 8	833	5	8	833	4322	5 10 2	
	Revision			874	2631		1025			992	5592		
	1840-41	1456	28	15367	57922	3 14 8	10926	41	69	10926	54804	5 8 5	
	Revision			13742	59945		9544			9437	52172		
	1840-41	20		326	1304	3 14 8	254		2	254	1421	6 0 8	
	Revision			553	1771		659			648	3918		
	1840-41	10		52	205	3 14 8	20			20	100	5 6 4	
	Revision			121	523		30			30	162		
	1840-41	23		14	51	3 14 8	10			10	50	4 8 2	
	Revision			167	645		227			227	1024		
Mughals	1840-41					3 13 9						7 0 0	
	Revision						1			1	7		
	1840-41	16		129	486	3 14 8	70			70	351	7 3 4	
	Revision			147	634		53			53	382		
	1840-41	69		543	2046	3 8 2	384		2	384	1922	5 11 7	
	Revision			1018	3573		961			959	5493		
	1840-41												
	Revision												
	1840-41												
	Revision												
Christians	1840-41	1255	28	15910	53968	4 1 7	11310	41	68	11310	56726	5 8 8	
	Revision			14760	60518		10505			11396	57665		

APPENDIX C.

Caste statement of cultivators, comparative, 1840-41—1882—(continued).

Castes,	MAJHWAR.						MAWAL.					
	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per area.	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per area.
			Rs.	Rs.	Rs.	Rs. a. p.			Rs.	Rs.	Rs.	Rs. a. p.
Brahmans and Bhuinbars	6,422	530	...	6,422	16,956	2 12 4	1,785	...	...	1,785	8,722	...
...	5,245	...	8	4,707	13,050	...	1,643	2	2	1,639	8,242	5 0 5
Chhattis	8,263	1,512	...	7,259	21,817	...	1,890	...	...	1,890	9,233	...
...	8,822	...	51	7,259	18,322	2 8 4	737	1	...	736	3,454	4 11 0
Kayasths	248	...	...	248	654	...	34	...	...	34	164	...
...	1,178	75	2	1,100	2,529	2 4 9	153	...	...	153	528	3 7 2
Malajans	293	...	...	500	1,231	...	81	...	...	81	409	...
...	293	24	...	272	917	3 5 11	140	...	...	140	676	4 13 3
Agriculturists	8,595	...	...	8,535	22,536	...	2,632	...	...	2,632	12,857	...
...	8,975	710	6	8,265	27,865	3 5 11	2,433	7	...	2,421	11,692	4 13 3
Others	2,380	...	...	2,380	6,285	...	368	...	...	368	1,801	...
...	2,298	182	1	2,115	7,131	3 5 11	1,180	4	...	1,174	5,670	4 13 3
Total, Hindus	26,348	3,094	68	26,348	69,569	...	6,793	...	...	6,793	33,186	...
...	26,814	...	...	23,712	69,814	2 15 1	6,286	14	9	6,263	30,262	4 13 3
Shailhs	442	...	...	442	1,167	...	88	...	...	88	430	...
...	319	37	...	282	763	2 11 3	489	...	...	489	2,926	5 15 8
Saiyids	58	...	...	58	154	...	...	...	...	...	...	...
...	41	11	...	30	87	2 14 4	4	...	...	4	33	8 4 0
Pathans	78	...	...	78	205	...	...	...	...	...	...	...
...	239	13	...	226	797	3 8 5	95	...	...	95	490	5 2 6
Moghals	...	...	...	...	...	...	...	...	...	...	...	...
...	24	3	...	21	98	4 10 8	...	...	...	...	...	...
Others	107	...	...	107	282	...	...	...	...	...	...	...
...	86	11	...	75	349	4 10 5	33	...	...	33	182	5 8 2
Total, Musalmans	685	75	...	685	1,808	...	88	...	...	88	430	...
...	709	...	...	634	2,004	3 4 10	621	...	...	621	3,631	5 13 6
Christians	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...
GRAND TOTAL	27,033	3,109	68	27,033	71,377	...	6,881	...	...	6,881	33,616	...
...	27,523	...	...	24,346	71,908	2 15 3	6,907	14	9	6,884	33,853	4 14 9

APPENDIX C.

Caste statement of cultivators, comparative, 1840-41—1882—(continued).

Castes.	TOTAL, TAHSIL CHANDAUDE.						ATTGAON.					
	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.
Brahmins and Bhainhars Chhatris Kayasths Mahajans Agriculturists Others	{ 1840-41 ... { Revision ... { 1840-41 ... { Revision 											

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41—1882—(continued).

Castes.	DEHAT AMANAT.						SULTANPUR.					
	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Ratio per acre.	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Ratio per acre.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.
Brahmans and Bhuiyars	1,797	...	...	1,797	9,220	...	859	...	...	859	3,151	...
	4,904	...	...	4,904	25,321	5 5 3	1,030	...	...	989	3,415	...
Chhattis	1,221	...	...	1,221	6,266	...	445	...	...	445	1,634	...
	768	...	...	740	4,491	6 1 1	1,186	...	...	1,030	4,591	...
Kayasths	910	...	...	910	4,670	...	209	...	...	209	766	...
	867	...	...	867	4,265	5 5 1	39	...	...	39	383	...
Mahajans	337	...	...	337	2,035	...	233	...	...	233	853	...
	1,861	...	...	1,820	9,303	5 1 9	47	...	...	44	168	...
Agriculturists	5,131	...	...	5,131	26,322	...	1,144	...	...	1,144	4,196	...
	6,883	...	...	6,732	34,415	5 1 9	1,575	...	...	1,457	5,564	...
	9,249	...	...	9,249	47,455	...	1,059	...	...	1,059	3,887	...
Others	4,605	...	...	4,405	22,365	5 1 9	178	...	...	165	630	...
	18,705	...	...	18,705	95,988	...	3,949	...	...	3,949	14,487	...
Total, Hindús	19,878	...	...	19,838	1,00,780	5 3 5	4,115	...	...	3,780	11,751	...
Shaikhs	825	...	...	825	4,231	...	...	...	...	...	...	...
	66	...	...	64	343	5 5 9	...	...	...	...	...	...
Saiyids	50	...	...	50	259	...	...	...	...	...	...	...
	59	...	...	57	284	4 15 8	2	...	...	1	5	...
Patháns	74	...	...	74	379	...	...	...	...	...	...	...
	59	...	...	39	175	4 7 9	2	...	...	1	5	...
Maghals	74	...	...	74	379	...	...	...	...	...	...	...
	115	...	...	148	848	7 7 0	...	...	...	...	...	...
	424	...	...	424	2,175	...	44	...	...	...	162	...
Others	228	...	...	226	1,681	7 7 0	32	...	...	32	135	...
	1,447	...	...	1,447	7,423	...	44	...	...	44	162	...
Total, Musalmáns	527	...	...	500	3,331	6 10 7	36	...	...	34	115	...
Christians	...	...	...	...	...	...	...	...	...	...	...	...
	57	...	...	57	327	5 11 10	...	...	...	...	...	...
GRAND TOTAL	20,152	...	...	20,152	1,03,391	...	3,993	...	...	3,993	14,649	...
	20,462	...	...	19,895	1,04,438	5 4 0	4,151	...	...	3,814	14,896	...

APPENDIX G.

Code statement of contents, comparative, 1840-41-1882.—(continued).

Cases.	SHEKRA.					KATHEAR.				
	Translators.	Revisions.	Area paying in 1840-41.	Cost paying in 1840-41.	Revt. in 1840-41.	Base in 1840-41.	Translators.	Revisions.	Area paying in 1840-41.	Cost paying in 1840-41.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Brahmans and Bhuihars	2,665	...	...	2,665	16,813	...	...	...	...	81,783
{ Revision	8,721	...	...	8,721	16,813	...	...	...	...	12,427
{ Revision	2,844	...	...	2,844	16,813	...	...	...	...	3,874
Chhatris	1,386	...	...	1,386	5,094	...	...	...	...	10,780
{ Revision	25	...	...	25	139	...	...	...	...	1,082
Kayasths	371	...	...	371	17,881	...	...	...	...	4,226
{ Revision	25	...	...	25	139	...	...	...	...	1,082
Mahajans	225	...	...	225	13,567	...	...	...	...	1,650
{ Revision	7,238	...	...	7,238	35,446	...	...	...	...	22,401
Agriculturists	6,517	...	...	6,517	35,446	...	...	...	...	16,493
{ Revision	1,286	...	...	1,286	8,081	...	...	...	...	4,772
Others	1,430	...	...	1,430	8,081	...	...	...	...	3,555
{ Revision	13,850	...	...	13,850	65,502	...	...	...	...	40,531
Total, Hindús	13,563	...	...	13,563	65,502	...	...	...	...	50,567
Shaikhs	257	...	...	257	1,411	...	...	...	...	148
{ Revision	118	...	...	118	531	...	...	...	...	1
Saiyids	19	...	...	19	46	...	...	...	...	5
{ Revision	23	...	...	23	64	...	...	...	...	10
Pathans	50	...	...	50	243	...	...	...	...	154
{ Revision	26	...	...	26	125	...	...	...	...	250
Mughals	...	...	...	...	...	...	...	...	...	...
{ Revision	23	...	...	23	113	...	...	...	...	5
Other	84	...	...	84	450	...	...	...	...	102
Total, Musalmáns	370	...	...	370	1,816	...	...	...	...	240
{ Revision	251	...	...	251	1,260	...	...	...	...	219
Christians	...	...	...	...	...	...	...	...	...	...
{ Revision	1	...	...	1	3	...	...	...	...	117
GRAND TOTAL	13,760	...	...	13,760	67,715	...	...	...	...	40,426
{ Revision	13,815	...	...	13,815	68,156	...	...	...	...	39,864

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41-1882—(continued).

Castes.	KASWAR SARKHOL.						KOL ASLA.					
	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.
			Rs.	Rs.	Rs.	Rs. a. p.			Rs.	Rs.	Rs.	Rs. a. p.
Brahmans and Bhuihars	2,816	... 87	... 99	2,816	13,086	... 4 0 9	8,282	... 260	...	8,282	33,382	... 4 1 10
Chhatāris	4,452	...	...	4,452	19,875	...	11,698	...	...	11,698	45,368	...
...	3,786	...	...	3,786	17,591	...	3,647	...	...	3,647	14,701	...
...	1,681	...	...	1,620	5,017	3 1 6	3,926	...	...	3,926	13,387	3 9 3
Kayasths	112	...	...	112	521	...	412	...	...	412	1,782	...
...	367	...	...	357	1,551	4 5 6	1,445	...	...	1,445	5,126	3 10 8
Mahājans	433	...	...	433	2,011	...	1,023	...	...	1,023	4,125	...
...	287	...	...	277	1,427	5 2 5	376	...	...	354	1,611	4 8 9
...	9,169	...	...	9,169	42,610	...	11,921	...	...	11,921	48,052	...
Agriculturists	9,365	...	...	9,047	46,630	5 2 5	12,837	...	...	12,837	55,031	4 8 9
...	957	...	...	957	4,419	...	6,913	...	...	6,913	27,861	...
Others	1,837	...	...	1,774	9,142	5 2 5	2,703	...	...	2,546	11,590	...
...	...	...	...	...	...	...	...	...	...	...	...	...
Total, Hindūs	17,273	...	...	17,273	80,268	...	32,228	...	...	32,228	1,20,903	...
...	17,989	...	...	17,941	82,642	4 12 3	32,985	...	...	31,146	1,32,113	4 3 10
Shakhs	144	...	...	144	670	...	290	...	...	299	1,204	...
...	2	...	...	2	13	6 8 0	57	...	...	56	226	...
Saiyids	28	...	...	28	131	...	32	...	...	32	128	...
...	...	...	...	...	...	...	46	...	...	46	173	3 12 2
Pathāns	88	...	...	88	410	...	68	...	...	68	273	...
...	41	...	...	41	169	4 9 9	78	...	...	72	333	4 10 0
Mughals	20	...	...	20	93	...	...	...	...	...	...	...
...	2	...	...	2	13	6 8 0	...	...	...	...	...	...
...	153	...	...	153	707	...	147	...	...	147	564	...
Others	17	...	...	16	105	6 9 0	53	...	...	47	194	4 2 0
...	...	...	...	...	...	...	...	...	...	...	...	...
Total, Musalmāns	433	...	...	433	2,011	...	546	...	...	546	2,199	...
...	62	...	...	61	320	5 4 0	234	...	...	221	926	4 3 0
...	...	...	...	...	...	...	...	...	...	...	...	...
Christians	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...
GRAND TOTAL	17,706	...	...	17,706	82,279	...	32,774	...	...	32,774	1,32,102	...
...	18,051	...	...	17,402	82,962	4 12 3	33,219	...	...	31,367	1,33,039	4 3 11

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41—1882—(continued).

Castes.	Total landed revenue.						Rate per acre.
	Total area.	Badly sown.	Area paying no rent.	Area paying small rent.	Rs.	Rs. a. p.	
Brahmins and Bhimbars	...	...	...	...	...	...	...
Chhatris	...	...	...	...	...	...	...
Kayasths	...	...	...	...	...	...	...
Mahajans	...	...	...	...	...	...	...
Agriculturists	...	...	...	...	...	...	...
Others	...	...	...	...	...	...	...
Total, Hindūs	...	...	...	...	...	...	...
Shaikhs	...	...	...	...	...	...	...
Saiyids	...	...	...	...	...	...	...
Pathans	...	...	...	...	...	...	...
Mughals	...	...	...	...	...	...	...
Others	...	...	...	...	...	...	...
Total, Musalmāns	...	...	...	...	...	...	...
Christians	...	...	...	...	...	...	...
GRAND TOTAL	...	...	...	...	...	...	...

APPENDIX G.

Caste statement of cultivators, comparative, 1840-41—1882.—(concluded.)

Castes.	GRAND TOTAL.						Remarks.
	Total area.	Batai area.	Area paying no rent.	Cash paying area.	Rent.	Rate per acre.	
			Rs.	Rs.	Rs.	Rs. a. p.	
Brahmins and Bhainbars	{ 1840-41 Revision	... 3,234	... 1,224	68,702 89,068	2,61,710 3,33,409	3 15 0	HINDUS.
Chhatris	{ 1840-41 Revision	... 4,250	... 474	47,323 66,684	1,83,280 2,25,585	3 10 3	Mahajans—Kasrawani, Pakkal, Agarwala, Khatri, Gujrati, Kalwar, Kandru, Marwari.
Kayasths	{ 1840-41 Revision	... 303	... 87	7,264 10,571	28,058 36,284	3 9 0	
Mahajans	{ 1840-41 Revision	... 89	... 70	6,001 5,737	23,001 20,800	4 10 2	Agriculturists.—Gurarya, Chenuar, Kurmi, Ahir, Lodh, Koeri, Gond, Band, Pasi, Soori, Dosadhi, Biyar.
Agriculturists	{ 1840-41 Revision	... 3,650	... 1,243	1,31,278 1,06,399	6,29,575 4,69,520	4 10 0	Others.—Teli, Kalur, Dhobi, Baholia, Lohar, Bohar, Go- shain, Hajjam, Kewat, Bhat, Laru, Barhai, Mahi, Bhoi- ja, Marakata, Kohar, Davi, Dharkar, Bari, Khakle, Halwai, Nagar, Bairagi, Sonar, Hastogi, Mallah, Gojar, Dome, Mowafuroshi, Sweepers, Bengali, Gaudhi, Gandh- rat, Tawuf, Padhar, Mosahar.
Others	{ 1840-41 Revision	... 924	... 348	47,268 80,446	1,95,204 1,36,533	4 10 10	
Total, Hindus	{ 1840-41 Revision	... 12,450	... 3,446	3,07,836 3,09,095	12,21,428 12,28,131	4 3 0	
Shaikhs	{ 1840-41 Revision	... 57	... 5	4,028 4,091	15,662 15,739	3 13 4	MUSALMANS.
Sayids	{ 1840-41 Revision	... 22	... 2	365 355	1,409 1,404	4 3 8	Others.—Hajjam, Fakir, Jolaha, Dhanya, Davi, Rangrez, Bhatyara, Daphali, Dhobi, Ranki, Bhat, Tawuf, Kamra, Malik, Panora, Sweepers.
Pathans	{ 1840-41 Revision	... 43	... 27	564 1,912	2,273 7,381	4 0 1	
Mughals	{ 1840-41 Revision	... 3	... 1	94 162	472 1,010	6 13 2	
Others	{ 1840-41 Revision	... 59	... 13	1,878 1,222	7,788 6,101	5 4 11	
Total, Musalmans	{ 1840-41 Revision	... 184	... 48	6,929 7,783	28,604 31,635	4 3 6	
Christians	{ 1840-41 Revision	...	...	...	2,175	4 7 4	
GRAND TOTAL	{ 1840-41 Revision	... 12,634	... 3,494	3,14,765 3,17,317	12,50,032 12,61,941	4 3 3	

APPENDIX H.—*Contd.*

Class of cases.	Cases.									
	F. W. P. No., Date of Order, from to 23-1 March 1885.	Q. A. No., Date of Order, from to 23-1 March 1885.	Alia, Esq., Date of Order, from to 23-1 March 1885.	Muzali, Esq., Date of Order, from to 23-1 March 1885.	Muzali, Esq., Date of Order, from to 23-1 March 1885.	Public Duty, Date of Order, from to 23-1 March 1885.	Muzali, Esq., Date of Order, from to 23-1 March 1885.	Muzali, Esq., Date of Order, from to 23-1 March 1885.	Muzali, Esq., Date of Order, from to 23-1 March 1885.	Talukdar of Chan- dani, August, 1882 to March, 1884.
I.—Cases connected with <i>pairwāz</i> , § 23, <i>et seq.</i>	15	23	...	...	...	...	...	...	...	...
II.—Boundary disputes, § 40, 140, 144	...	...	...	...	...	...	...	...	...	...
VII.—Cases arising out of the preparation of record of rights.	14	1	...	...	...	...	...	...	...	...
(a) Proprietary right	...	...	...	...	...	...	...	...	...	...
(b) Cultivating right	10	...	...	...	...	...	...	...	...	...
(c) Rent-free tenure	...	...	...	...	...	...	...	...	...	...
VIII.—Cases.	8	2	...	...	...	...	...	...	...	...
(a) Imperfect Partition of mahāl	30	...	...	...	...	...	...	...	...	...
(b) Perfect Partition of mahāl	1	...	...	...	...	...	...	...	...	...
X.—Union of mahāls	4	...	...	...	...	...	...	...	...	...
XI.—Miscellaneous	9	6	...	...	...	...	...	...	...	...
Total	706	236	22,613	18,647	4,411	5,853	204	203	...	...

Appeals: { Confirmed ... 501
Reversed ... 89
Remanded ... 6
Transferred ... 43
Total ... 639

No. $\frac{898A}{I-710\frac{1}{2}}$ OF 1889.

R E S O L U T I O N .

REVENUE DEPARTMENT.

Dated Naini Tal, the 15th June, 1889.

READ the following reports:—

- (1) On the revision of records and settlement operations in the Gházipur district, submitted with letter from the Board of Revenue, No. $\frac{1354N}{I-76}$, dated 25th August, 1887.
- (2) On the revision of records of part of the Ballia district, submitted with letter from the Board of Revenue, No. $\frac{127}{I-100}$, dated 29th February, 1888.
- (3) On the revision of records and settlement operations in the Jaunpur district, submitted with letter from the Board of Revenue, No. $\frac{213}{I-116}$, dated 18th April, 1888.
- (4) On the revision of records of that portion of the Mirzapur district commonly described as the Gangetic valley, submitted with letter from the Board of Revenue, No. $\frac{22}{I-31}$, dated 10th January, 1889.
- (5) On the survey and revision of records in the Benares district, submitted with letter from the Board of Revenue, No. $\frac{118}{I-57}$, dated 9th February, 1889.

OBSERVATIONS.—The last of the reports above cited was received on February 11th, 1889. The Board of Revenue have dealt successively with the chief features by which the survey and preparation of records in the several districts were distinguished. It is not necessary to travel over the same ground; but it is desirable to review generally the operations for the revision of the village records as a whole, describing briefly the causes which led to their being undertaken; their scope, cost, and results; and the more prominent among the economic facts which they have disclosed.

2. For nearly half a century after they had been acquired by the British Government, these districts were not provided with a record-of-rights, and their exemption from periodical revisions of the land revenue demand might have deferred its preparation for an indefinite time, had not similar operations in the neighbouring districts under a temporary settlement demonstrated its advantages in the interests of the people and of the ordinary civil administration. In 1839 a professional survey was commenced, and the work was completed within a few years by settlement parties, following the system ordinarily in use in other parts of the Provinces. The record thus compiled consisted for each village of a professional survey map of great accuracy, showing the village boundaries and the principal natural features on the scale of four inches to the mile; two rough settlement maps, on no strict scale but approaching 16 inches to the mile, showing, one the village boundaries, and the other all the fields; and the following records—a field-book, a list of holdings, a share list, and memorandum of village customs. Of these, the first continued to be of the greatest value, as affording a ready means for the decision of boundary disputes, which up to the time of

its preparation had been extremely frequent. But in some parts of the Division nearly the whole of the records had been destroyed in the mutiny; and of those that remained, the settlement papers—owing partly to their original inaccuracy, and partly to the numerous changes in field boundaries, the breaking up of new cultivation, the sub-division of proprietary shares, and the accrual of new cultivating rights—had become quite useless. No attempt had been made to correct them from year to year in such a manner as might have maintained their accuracy and their value for the purposes of administration; and Sir John Strachey, in writing to the Government of India in 1876, expressed his opinion that “no satisfactory revision of the village papers is now possible that does not rest upon a professional cadastral survey; and until such revision is undertaken, it cannot be doubted that the peasantry will remain the victims of chicanery and oppression, and our courts be systematically made use of for the perpetration of injustice. The political consequences of the mis-government of so many millions of people are so grave that, were the cost of survey ten times what it will be, Sir John Strachey thinks it would be incumbent on the Government to undertake it, if funds could be obtained.”

3. In 1876, Mr. (now Sir Charles) Crosthwaite, who, under the orders of Government, was especially deputed on that behalf by the Board of Revenue, drew up a code of instructions, which has generally been followed by the officers in charge of the revision. In its main outlines it was based on the practice of the settlement in the Muttra and Moradabad districts. The operations began with a determination of the village boundaries by a Deputy Collector. The professional survey followed, and prepared cadastral maps on the 16 inches scale, and area-books showing in acres the area of each field. These were handed over to the settlement party, who then made out and subjected to careful and repeated attestation the papers which constitute the record-of-rights for each village. Towards the end of the operations, this system was slightly modified by associating the survey party in the preparation of the village papers, on a plan which has since been adopted with some degree of success in the re-settlement of Basti and Gorakhpur. Operations were commenced in the cold weather of 1877-78, and were brought to an end in March, 1886, after a duration of about nine years, or one year longer than the great settlement by which Mr. Duncan fixed the revenue demand which has been in force during a century for the whole of the province of Benares. They were carried on independently in each district, two or more distinct settlements going on simultaneously, and the average duration for each district was about four and-a-half years.

4. Of the total permanently-settled area, one tahsíl in the Benares district, which forms a part of the Family Domains of the Mahārāja, and for which separate arrangements were made; those portions of Ballia for which a new record had recently been prepared in the Azamgarh settlement; and all the upland tracts of Mirzapur, were excluded from settlement. The area remaining, to which the above reports

refer, was 5,448 square miles. The total cost and the cost per square mile of survey and settlement separately were as follows:—

District.	Area in square miles.	Total cost.	Per square mile.	Cost of survey.	Per square mile.	Cost of settlement.	Per square mile.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Benares	891	3,66,098	411	1,54,287	173	2,11,811	238
Mirzapur	790	4,21,866	533	1,70,382	215	2,51,504	318
Ghāzipur	1,493	5,85,399	392	2,53,349	169	3,32,050	223
Jaunpur	1,551	7,75,353	500	3,24,917	210	4,50,436	290
Ballia	723	2,90,496	402	1,13,597	157	1,76,899	245
Total	5,448	24,39,212	448	10,16,532	187	14,22,700	261

The expense was enhanced by causes which will be more fully dealt with in later portions of this Resolution: that is to say, by the minute sub-division of the cultivation; the complexity of the proprietary holdings and the number of proprietary shares; and the great number of suits which were brought to establish proprietary or cultivating rights.

5. The litigation in all the districts was extremely heavy. The number of original and appellate cases instituted in the settlement courts of each is given in the following table:—

				Original suits.	Appeals.	Total.
Benares	...	...	...	53,466	639	54,105
Mirzapur	...	...	...	18,763	739	19,502
Ghāzipur	...	...	...	44,160	1,722	45,882
Jaunpur	...	...	...	82,476	3,303	85,779
Ballia	...	...	...	32,727	1,610	34,337
Total				231,592	8,013	239,605

Besides the settlement litigation, there was a very large increase in the number of cases instituted in the ordinary district courts. The total increase in the number of applications in the Benares Division and Jaunpur in the year 1885-86 amounted to 5,825, and in the year before, it had been 11,749 in excess of the number filed in 1883-84. The rise within these two years, therefore, was from 29,738 to 47,312, or by 60 per cent. This very great and continuous rise was without a parallel in any other part of the Provinces, and can hardly be explained by any cause other than the contemporaneous proceedings for the revision of the records. By far the most numerous class of the cases which came before the settlement courts were suits for the determination of cultivating rights, which amounted to as many as 123,736. There were 52,361 suits for proprietary rights, and 11,995 for the determination of village boundaries.

6. The record thus prepared varied in some of its minor details in the different districts; but it agreed everywhere in providing a cadastral map on the scale of 16 inches to the mile; a field-book or index to the map, in which all the fields were entered in serial number with their areas and detailed information regarding their cultivation and the nature of the tenure on which they were held; a rent-roll in

which all the fields belonging to each cultivator and each proprietor were collected under separate heads, with an account of the rights and liabilities of the occupant; a detailed share list showing the exact distribution of the proprietary right among all the members of the proprietary community; and a memorandum of village customs. The originals were filed in the Collector's office, and copies, generally in Hindi, were given for his use to the village accountant: other copies of the map, the proprietary share list, and the memorandum of village customs were made for the tahsil office. Both the maps and the records-of-rights have been put to the test of constant production before the courts in disputed cases, and are proved to have attained a very high degree of accuracy. An attempt has been made by the Board to substitute for the varying, and generally inconvenient, units of local measurement, the bigha of 3,025 square yards, which has already been adopted in all the districts of Oudh and many in the North-Western Provinces, as well as in all canal measurements. Its side of 55 yards represents exactly half an inch on the new maps, and it is convertible by a very easy calculation into acres. It differs very slightly from the bigha introduced by Mr. Jonathan Duncan, which does not, however, possess the same advantages, and its general adoption would be in the interest of the revenue administration.

7. Out of the total area of nearly $3\frac{1}{2}$ million acres, 2,337,045 acres, or 69 per cent., have already been brought under the plough; and 605,426 acres are barren waste, leaving only 529,081 acres, or 13 per cent., for the further expansion of cultivation. If all the soil were of equal quality—and it is probable that much of the inferiority in the land not yet taken up might be gradually effaced by the patient labour of the cultivator—this would, at the same density of population as is found there at present, admit of an increase of about 20 per cent. in their numbers. This estimate is perhaps excessive: in Ballia, where the culturable waste is returned as 11 per cent. of the total area, the Settlement Officer is of the opinion that none is likely to be reclaimed, and that the limit of cultivation has practically been touched already. There is, however, no apparent reason why the same density which has been already reached in the most populous portions of that district should not eventually be attained throughout the whole tract. After Ballia, the greatest extension of cultivation is found in Benares where only 13 out of every hundred acres remain to be broken up, 75 per cent. having already been brought under the plough, and the rest being barren waste; the least, in Mirzapur and Jaunpur, where the proportions of the cultivated to the total area are 56 and 63 per cent. and of the culturable waste 17 and 18 per cent. The agriculture throughout is of the highest and most productive class; and in the four districts of Gházipur, Jaunpur, Ballia, and Benares, for which statistics are given, no less than 1,135,687 acres, or 55 per cent. of the cultivated area, are under irrigation from wells, tanks, and streams. In Jaunpur alone, there are 55,224 wells, which the Settlement Officer estimates it must have cost at least 47 lakhs of rupees to construct. These figures may be compared with those for the temporarily-settled districts,

(2)

where nine million acres, or about one-fourth of the total area, are fit for reclamation; 22½ millions, or 60 per cent., have been brought under the plough; and six millions are barren waste, while 3,700,000 acres, or between 16 and 17 per cent. of the cultivated area, are irrigated from wells and other sources, excluding canals. Even if canals, of which there are none in the permanently-settled districts, are added, the total irrigated area in the temporarily-settled districts is very slightly over five million acres, or 22 per cent. of the whole cultivated area.

8. The agricultural population throughout the whole tract is of extreme density. Omitting Mirzapur, where the thinly-peopled uplands cannot be distinguished in the census returns from the Gangetic valley, it averages in the remaining four districts 646 souls to the square mile; while the average density of the total population, including other classes as well as the agricultural, is as high as 970. It is interesting to enquire what light is thrown by the facts ascertained in the course of the proceedings now reported on the problems connected with economic conditions which can rarely be found elsewhere in a similar stage of advanced development. Do they lend any support to the conclusion that the pressure of numbers must induce an unhealthy competition for land, leading to insecurity of tenure and rack-rents? If not, are fixity of tenure and large cultivating profits followed by an improvement in the mode of living common among the agricultural classes, and a rise in their standard of comfort; or are the benefits dissipated by an excessive sub-division of tenures, and the introduction of sub-tenants; and, finally, can any direct influence on the welfare of either the proprietary or the cultivating classes be traced to the permanence of the revenue demand, or any special incidents in the law relating to cultivating rights?

9. For some time after annexation, the only distinction made among ordinary tenants was between those who were resident, and those who were not resident in the villages in which their land was situated. The rents of the former were exempt from enhancement, while those of the latter were not. The rent legislation of 1859 did away with the distinction between resident and non-resident cultivators, and created two principal classes of tenants whose holdings are specially protected by law—tenants at fixed rates, and tenants with a right of occupancy. The first were those whose rent had not been changed from the time of the permanent settlement; and those, who had held at the same rent for the last 20 years before the commencement of a suit challenging their right, were presumed to have held in the same way from that time. The second class consisted of tenants who had cultivated the same land otherwise than as a sub-tenant on proprietors' privileged cultivation, or on lease, for a period of 12 years. The first of these rights is transferable by sale, while the second is not; and the Collector of Ballia, who has given the subject special attention, estimates the difference of value resulting from the right of alienation to be not less than Rs. 50 per acre. There are other classes of protected tenure; but they apply to relatively small areas, and need not be described.

10. The actual distribution of the occupied area is shown in the following table :—

		Total occupied area.	Occupied by proprietors.	Percentage to total.	Tenant area.					
					Occupancy tenants.	Percentage to total tenant area.	Fixed rates, ex-proprietary, madd, &c.	Percentage to tenant area.	Tenants-at-will.	Percentage to tenant area.
							Rs.			
Benares	...	437,512	89,317	20	188,815	51	1,22,158	35	37,292	11
Mirzapur	...	288,953	53,698	18	76,027	32	1,01,316	45	54,882	23
Ghazipur	...	658,100	209,841	31	272,763	61	77,013	17	98,452	22
Jaunpur	...	623,154	112,660	18	153,751	30	3,01,358	59	55,385	11
Ballia	...	349,250	79,227	21	126,613	47	1,07,221	40	36,189	13
Total	...	2,357,269	544,743	23	817,969	45	7,12,426	39	282,130	16

Of the whole tenant cultivation, therefore, 84 per cent. is held under some kind of legal protection, only 16 per cent. being in the possession of tenants-at-will. In the whole of the temporarily-settled districts the proportions are 53 per cent. held by occupancy tenants and 47 per cent. by tenants-at-will. It would not be safe to assume that this exceptional fixity of tenure is in any material degree attributable to the permanent settlement; as among all the temporarily-settled districts, it is in Azamgarh, which adjoins this tract, and which most closely resembles it in the density and racial characteristics of the population, the style of culture, and the constitution of the proprietary classes, where the occupancy area is highest, amounting to 74 per cent. of the whole tenant area. Considering the absence of the fixed rates tenure, which is peculiar to the permanently-settled districts, the approximation in the extent of the protected area is remarkable. It corresponds almost exactly with the protected area of all kinds in Ghazipur and in the Gangetic valley in Mirzapur. It was observed in the letter from which the figures for Azamgarh were taken (Board of Revenue's No. 1564N. of September 10th, 1885, to Chief Secretary to Government, North-Western Provinces) that not only was the occupancy area in Azamgarh absolutely high, but that it was increasing at an exceptionally rapid rate, the rise since the last revision of settlement having been 40 per cent. Nearly the whole of the present occupancy rights in the permanently-settled districts must have accrued subsequently to the 1859 legislation by which they were created, and it is at least probable that the growth of cultivating right is proceeding with the same rapidity in the Benares districts as it is in Azamgarh. The true explanation seems to be that the proprietors share equally with the tenants in the increasing numbers of the population, and lose in relative strength with the minute sub-division of their properties. The growing strength of the tenants is evinced by the fact that at the recent settlement the majority of disputes concerned tenant right; whereas the majority of cases at the 1841 settlement were between proprietors. It is not unlikely that the same process may occur elsewhere, and that where there are numerous proprietary bodies with

no right of primogeniture, great density of population may foster, instead of destroying, fixity of tenure, and strengthen the tenant classes in relation to the proprietors. In the Meerut Division, where the agricultural population is more sparse than in any other part of the Province, the proportion of the protected to the total tenant cultivation is only 43 per cent.

11. Nor does it appear that there is any reason to suspect the existence of rack-renting. In fact where the tenants are sufficiently strong to protect themselves from eviction, the machinery for effecting excessive enhancements of rent is wanting. The mean rent-rates per acre throughout the whole tract, except Mirzapur where the report gives no data, are—

					Rs.	a.	p.
Tenants at fixed rates	...	...	...	...	3	13	2
Occupancy tenants	...	...	...	...	4	4	0
Tenants-at-will	...	...	...	...	5	0	6

On this point, unfortunately, the Azamgarh returns do not afford a safe basis for comparison, as the rent-rolls in that district have not been corrected since the last revision of the settlement; but though the Benares rent-rate is rather higher than the average rent-rate throughout the Province, the average style of cultivation and rate of agricultural profit are probably still more in advance, and there is not much land in the Division which would not rank in the first class in other districts. The rent-rate for tenants-at-will corresponds very closely with the rent-rate for the same class of tenants in the Meerut Division, where it is Rs. 5-0-9, and is much below what it is in the Meerut and Aligarh districts, where it is as high as Rs. 5-14-10 and Rs. 5-10-10 respectively. The rent-rates for the three classes of tenants are in the ratio of 75, 85, and 100. That is to say, occupancy tenants pay 13 per cent. and tenants-at-will 33 per cent. more than tenants at fixed rates. If, as is probable, the latter represent very closely the rates which were paid at the commencement of this century, the difference between them and the rates paid by tenants-at-will is considerably less than might have been expected from the rise in the value of produce which has taken place since that time. It is noted by Mr. Roberts that the rates paid by sub-tenants (and these may be taken to represent rack-rents) run up occasionally to Rs. 15 or Rs. 20 per bigha, when the occupancy tenants only pay Rs. 3 or Rs. 4. In any case the rise in rents cannot nearly have kept pace with the rise in the value of land, which in Gházipur (as is shown in the table printed on page 157 of Mr. Irvine's report) has more than trebled between 1843 and 1882. A table printed on page 54 of Mr. Roberts' report shows that the present value of tenant-right in Ballia ranges from Rs. 66 to Rs. 130 per acre, and it is noticeable that 40 per cent. of the land transferred on mortgage was under occupancy right, in respect of which the law does not recognise any power of alienation. The prices realised by tenant right far exceed those realised by proprietary right.

12. It seems, therefore, quite safe to conclude that a very great majority, that is to say, the cultivators of at least 84 per cent. of the

tenant land, absorb a substantially larger share of the profits of agriculture than they did formerly, and pay away a considerably smaller proportion as rent to the landlords. Their general wealth should, therefore, have increased in the same degree, unless they had by sub-division of their holdings reduced the area from which their profits were drawn, or sacrificed some portion of those profits to sub-tenants. On neither of these points do the papers before Government furnish materials for conclusive demonstration. It is impossible to say what the average size of each tenant's holding was at the commencement of the century, nor, owing to the method of calculation, which reckons as two cultivators the same tenant holding land on two distinct properties, is it possible to ascertain with exact accuracy what the average area cultivated by each separate family is at the present day. There is, however, no doubt that the farms are extremely small and minutely sub-divided. In Gházipur, the total number of tenants is returned as 216,797, and the area cultivated by them is 448,259 acres, giving an average of 2·1 acres to each tenant. But these figures have to be corrected for all non-resident cultivators, who also cultivate land within their own village.

13. In regard to sub-tenants, the returns are still more defective. The only report which gives definite information on the subject is that from Gházipur, where Mr. Irvine has collected statistics showing that sub-tenants form 8·87 per cent. of the population and cultivate 10·15 per cent. of the land; but he is of the opinion that a large number of such holdings have escaped record, and that his figures are considerably below the facts.

14. The sub-division of the fields is extremely minute. Petite culture could hardly be pushed further. The last administration report of the Board of Revenue shows that in the districts of Gházipur and Jaunpur a total area of 1,922,714 acres is divided into 5,253,249 plots, giving more than 2½ plots to each acre; and, as this includes the comparatively large plots of barren waste, the area of each cultivated field is much smaller. In the Mirzapur valley there are three fields to the acre; and in the Lakhnesar pargana of Ballia, where the process has gone furthest, nearly five. In the whole of Ballia, there is an average of 10 fields to every three acres of cultivation.

15. The proprietary classes are still, in the main, the same as they were when the country was first annexed. Their distribution over the whole tract, excluding Mirzapur, where, as on many other points, the information given in the report is defective, is shown below :—

District.	Total area.	Chhattria.	Brahmins and Bhuihars.	Muham- mudans.	Banias.	Others.
Benares ...	566,941	206,129	190,549	46,838	71,543	51,882
Gházipur ...	935,952	245,914	353,082	191,563	28,105	117,287
Jaunpur ...	970,054	403,406	145,345	273,994	38,672	98,637
Ballia ...	400,844	339,814	69,098	8,492	11,998	32,242
Total ...	2,933,591	1,195,263	758,074	520,887	150,318	300,049
Percentage ...	100	41	26	18	5	10

The Muhammadans are still fairly numerous in the neighbourhood of their old seat of empire in Jaunpur and Gházipur; but further west, in Ballia, they almost disappear, and by far the largest landholders throughout are Hindus of the highest, and especially the Chhatti, castes. The small extent to which the purely trading classes and money-lenders have intruded is remarkable, and the more so, when the severity of the original assessment is considered. Most of the reports remark on the tenacity with which the old proprietors retain their hold on the soil; and, though sales are not at all uncommon, the purchasers are usually of the same class, and the land is not lost to the family; the only change being that the shrewder and more capable members replace the weak and the improvident.

16. Their prudence has not, however, evinced itself in any check on the increase of their numbers, and if a few large estates are eliminated, the remaining area is sub-divided into minute individual properties in a manner which is analogous to the sub-division of the cultivating tenures; and it is to be remembered that on each such property, on an average, 64 per cent. (that is 84 per cent. out of 77 per cent.) of the area is held by tenants in the possession of a right which absorbs the greater part of the profits. In Jaunpur, if the large properties which comprise about 307,000 acres of the total occupied area are omitted, there remain 663,000 acres in the possession of 87,800 recorded sharers. But this statement is vitiated by the fact that the same sharer is recorded twice if he holds land in two different villages, and the Settlement Officer is of the opinion that the real number of separate proprietors is not more than 42,000. This would give an average area to each property of a little less than 16 acres. Of this, at a rough calculation about five acres would be uncultivated. In Gházipur in the same way, if 72 estates with an aggregate area of 270,055 acres are deducted, the remaining 668,170 acres are divided into properties with an average area of 13.46 acres each. Not only are these properties very minute, but they are complex in a manner which reduces still further their already small value to their owners, and is a source of constant difficulty to the revenue administration. Wherever the parent stock owned two or more villages, it has been the custom of each branch of descendants to take a share in each of the villages of which the original property was composed. If, for instance, the original property comprised 10 villages and the proprietary stock had divided into 10 branches of descendants, each such branch, instead of succeeding to a compact inheritance, took 10 shares, one in each of the component villages; which very frequently were scattered over the whole face of a pargana or tahsil. The villages have become mosaics of little pieces, each piece belonging to a different property. The sub-division of properties, like the sub-division of fields, has nowhere been carried further than in the Lakhnesar pargana of Ballia, which may be taken as the most advanced type of the peculiar form of society which is found in the permanently-settled districts. In its original form, it contained 122 villages, with an area of 34,384 acres and 32 parent families of proprietors; but the latter have increased and sub-divided till the number

of recorded sharers has reached 27,781, the average area of each recorded share being not much more than an acre. This calculation must, however, be corrected for the number of sharers who have been counted several times over, that is to say, once for each village in which their property is situated. The Sengars, for instance, who own nearly the whole pargana, number altogether 8,538 souls to an aggregate property of 26,757 acres. This will give three acres to each person, or about 15 acres to each family, and each property will be scattered in plots of between one and two acres over 10 or 12 distinct villages. An additional administrative difficulty arises when, as is often the case, part of the land is held in severalty, and part in common with a more or less considerable number of other proprietary families. Another complication arises from the partition of cultivating tenures among several independent properties. Small as the fields are, they are often divided between a number of different properties, and the case is, of course, much more common with cultivating tenures, each consisting of several fields. The tenant is then called on to pay his rent to a number of different proprietors in fractions of a few annas to each. This contributes to the stability of his holding, as it is practically impossible that all his landlords should act in concert to eject him, or to raise his rent.

17. The profits from these minute properties, heavily encumbered as they are by tenant right, are wholly inadequate for the support of their owners, and they are nearly always supplemented by the direct cultivation of the land. It has been seen in a previous paragraph that little less than a fourth of the occupied area is cultivated by the proprietors themselves. The average area of each farm cultivated by a proprietor is estimated by the Settlement Officers of Gházipur and Ballia at between six and seven acres. The Settlement Officer of Jaunpur estimates it at considerably less.

18. One of the effects of the sub-division of proprietary rights is, that the system of the joint responsibility of the village community for the payment of the land revenue has everywhere broken down under the weight of numbers. The head-men, or *lanbardárs*, themselves reduced to a status differing little from that of tenants, can exercise no control over the yearly-increasing number of co-sharers, and the co-sharers themselves prefer to pay their revenue direct to the State, rather than into the hands of a fellow-proprietor for whose willingness or ability to account for it they have no guarantee. There are reasons for doubting whether the system was ever very firmly established; and since the late settlement proceedings, the Board are, with the sanction of Government, devising arrangements by which, under certain restrictions, each proprietor can have the revenue for which he is responsible separately recorded and brought to account.

19. Throughout the whole tract there have been occasional periods of agricultural distress; but it has always been in a mild form, and for a century famines, such as have occurred in other parts of India, have been unknown. To the cultivating classes, as a whole, there has been a great access of wealth; but it has been too gradual

to have exercised a sensible effect on their traditional standard of comfort, and the greater part of the increase has been absorbed either by increased numbers, or, it may be conjectured, in part by sub-tenants. Perhaps their greatest gain has been the possession of a marketable right in land, on which those who enjoy it can fall back in times of difficulty. There are few large landowners, and of them many are non-resident. The vast majority of the proprietary classes differ in no material degree of wealth or position from the upper classes of tenants residing on their properties. It would be difficult to find any country where the population is more closely packed; where a very considerable aggregate of wealth is more minutely and evenly distributed, and where society is more stagnant and more destitute of all apparent principles of movement or development. The population, dense though it is, has not yet outrun the increase of the means of subsistence, and the minute analysis of its conditions, which is presented in the papers now before Government, gives no grounds for the apprehension that it will do so in the immediate future. But the limits of the culturable area have nearly been reached; it is not likely that the agriculture can be made much more productive than it is at present, and it remains to be seen whether the population will continue to increase when its resources have become stationary, or will adjust itself to its new conditions.

20. The Province of Benares, to which nearly all the territory included in the late operations belonged, was ceded by the Nawáb Vizier of Oudh in 1775; but the collection of the revenue remained for some years after that event under the real or nominal control of the Mahárájas of Benares, supervised by Residents appointed by the East India Company: Chait Singh, who is remembered for his transactions with Warren Hastings, being in power till 1781, when he was expelled, and fled to Gwalior. On his expulsion, the administration fell into great disorder, and in 1787 Mr. Jonathan Duncan was appointed Resident, to remedy the evils which had been caused by the incapacity or the corruption of his predecessors. The first years of his tenure of office were distinguished by the land revenue assessment, which was made permanent in 1795, and remains, with unimportant modifications, in force at the present day. The conception of rent was not then clearly defined, and the basis of assessment were rates representing the share of the State in the gross produce of each field, and distributed over the cultivated area. It had been the object of previous Mahárájas of Benares, as indeed of all Indian rulers, to realize the revenue, thus calculated, from the cultivators themselves, putting aside the village zamíndárs from whom the proprietary communities of to-day are descended. Mr. Duncan also at first intended to effect a ryotwári settlement, and realize the rents through contractors appointed by himself; but the permanent settlement was eventually made with the village zamíndárs, in pursuance of the policy which had recently been carried out by Lord Cornwallis in the neighbouring province of Behar.

21. It is not easy to gauge with any accuracy the incidence of the demand at the time when it was assessed; but it must have been very

severe. Large areas at that time were lying waste. Mr. Neave, writing of Gházipur in 1789, represents that “the unproductive bighas must now remain in their rude state of nature till some mode be adopted to multiply the population”—a complaint not likely to be made now. Moreover, the purchasing power of silver was far greater a century ago than it is now. No inference can be safely drawn from the fact that the present incidence of Mr. Duncan’s demand on the total cultivated area is about half the average rent-rate now paid by tenants at fixed rates, as it would omit to take into account the great increase in cultivation which, though there are no exact data for a comparison, must undoubtedly have taken place since the time when his assessments were made. But if severe, it appears to have been distributed with great justice; and the number of cases where, at the present day, it is glaringly inappropriate is, considering the time which has elapsed, much lower than might reasonably have been expected. In some cases it is still higher than can be paid without difficulty; and, on the other hand, an estate is quoted with a demand of Rs. 304 against a rent-roll of Rs. 46,286; but the assessment there was made in Bengal, and not by Mr. Duncan.

22. Attempts have been made to estimate what revenue might now be assessed on this tract, and by comparing it with the revenue actually paid, to calculate the loss to Government which is due to the permanent settlement. The actual demand and the rent-roll as corrected by the Settlement Officers for proprietary cultivation are shown in the following table:—

					Present demand.	Rate per acre of cultivation.	Corrected rental.	Per cent. of demand on corrected rental.
					Rs.	Rs. a. p.	Rs.	
Benares	...	...	...	...	7,70,840	1 13 9	18,10,084	42·5
Mirzapur	...	...	...	...	4,51,565	1 9 9	10,54,381	42·8
Gházipur	...	...	...	...	10,75,580	1 10 2	25,90,138	41·5
Jauapour	...	...	...	...	11,33,000	1 15 10	32,50,000	35
Ballia	...	...	...	...	4,30,953	1 4 7	13,85,655	31
Total					38,61,638	1 10 3	1,00,90,258	38

The revenue which might be assessed on these calculations is, therefore, about 50½ lakhs of rupees, and the loss to Government on this portion only of the permanently-settled districts about 12 lakhs a year. The average revenue rate on the cultivated acre assessed in the neighbouring and similar district of Azamgarh is Rs. 2-4-4. If this be applied to the cultivated area here, it will give an annual revenue of 54½ lakhs of rupees. If the permanently-settled portions of Ballia, Azamgarh, Benares, and Mirzapur, which were not included in the recent operations, are taken into account, the difference between the actual revenue demand, and what might now be assessed may be safely estimated at between 15 and 20 lakhs of rupees.

23. The late operations have had no effect on the Government revenue except in a revision of the acreage cess based on the correct areas, which had for the first time been ascertained by the cadastral

survey. The result over the whole tract, and in each district separately, has been as follows:—

					Former.	Present.	Increase.
					Rs.	Rs.	Rs.
Benares	...	...	...	...	67,146	68,935	1,789
Mirzapur	...	...	...	...	39,142	44,292	5,150
Ghāzipur	...	...	...	...	1,01,616	1,06,446	4,830
Jaunpur	...	...	...	...	95,880	99,949	4,069
Ballia	...	...	...	...	56,045	59,142	3,097
Total					3,59,829	3,78,764	18,935

24. Of the necessity of the work of survey and record and the value of the results, there can be no question: but the heavy cost to the State, and the exhaustion of the people by the presence of a numerous settlement staff in every village, and the expensive and harassing litigation by which their rights were ascertained, are incidents which might perhaps have been avoided by a more careful and sustained supervision of the revenue administration in the past. The Lieutenant-Governor learns with satisfaction that steps have been taken in every district to re-organise the subordinate revenue establishments, on whom the maintenance of the record-of-rights will devolve. The conditions under which this work will be carried on present difficulties which are comparatively unknown over the greater part of the Provinces. The extremely minute sub-division of fields, and of cultivating and proprietary rights, multiplies both the number of entries to be made by the patwāris in their annual papers and the corrections which they will find it necessary to record on their village maps. Whether the task will be within their powers, is a question which has still to be decided by experience. The Lieutenant-Governor relies on the Board, assisted by the Director of Land Records, to keep themselves thoroughly informed of the condition of the record from time to time; and should any special and exceptional measures appear to them to be necessary in order to prevent it from relapsing into a state of inaccuracy, such as called for the late revision, to report the matter at once for the orders of Government.

25. The reports which give an account of the operations are with one exception very clear and full, and contain a mass of detailed information, which, though perhaps destitute of general interest, should be of great value to the local administration in future. In some, suggestions are made for the amendment of the law which cannot conveniently be discussed in this Resolution. The special acknowledgments of Government are due to Mr. Irvine, the Collector of Ghāzipur (now retired), Mr. Roberts, the Collector of Ballia (now of Gorakhpur), Mr. F. Porter, the Collector of Benares (now of Allahabad), and Mr. Lumsden, the Commissioner, for the conscientious and successful disposal of a mass of very difficult business which was in addition to the ordinary duties of their offices.

ORDER.—Ordered, that a copy of this Resolution be forwarded to the Secretary to the Board of Revenue, North-Western Provinces, for the information of the Board.

By order, &c.,

W. C. BENETT,

Secy. to Govt., N.-W. P. and Oudh.

